



MASTER PLAN (SECTION 14-3.9(A) SFCC)

Purpose and Intent:

- 1. The intent of the master plan is to:
a. provide a comprehensive plan that must be followed during the subsequent review and approval of development plans and subdivision plats for the master-planned area.
b. enable the governing body, land use boards and land use director to ensure compliance with Chapter 14;
c. document compliance with final actions to approve or conditionally approve development applications;
2. A master plan provides for:
a. comprehensive and coordinated planning for the development of land, often involving multiple phases occurring over a period of several years or more and may also involve multiple developers;
b. plans for the funding and phased construction of major public or private infrastructure improvements required to serve the planned development.

MASTER PLAN SUBMITTAL CHECKLIST 14-3.9(C)(1)

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

Table with 3 columns: Item Name, Status (N/A), and Notes/Checkmarks. Items include Application letter, Existing Conditions Site Plan, Legal lot of record, Proposed Modifications Site Plan, ENN meeting notes, Infrastructure Plan, Fire and emergency access plan, and Water Budget.

SPECIAL DEVELOPMENT STANDARDS & DESIGN GUIDELINES

- a. Approval of the master plan may include approval of special development standards or design guidelines to be applied within the master plan area when such regulations are necessary to implement specific goals of the master plan.
b. Special standards and guidelines must be approved as part of the master plan.
c. Special standards and guidelines are normally more restrictive than the general standards contained in Chapter 14. All aspects of land use and development within a master planned area that are not addressed by a special guideline or standard are subject to the general standards of Chapter 14.

PRC & PRRC MASTER PLANS

- a. The master plan must include a designation of the maximum density allowed for each tract designated for use. Unless special standards are adopted, development standards for each tract shall be those specified in Section 14-7 Building Envelope and Open Space Standards and Measurements for the corresponding density.
b. The master plan must include a designation of the type of use and extent of development allowed for each tract designated for nonresidential or mixed uses. In addition to nonresidential uses allowed in residential districts, such as schools and religious assembly, the development may include: neighborhood shopping centers, not more than thirty-five percent of mixed-used development, and neighborhood centers. Unless special standards are adopted, the provisions of Section 14-6 Permitted Uses and Use Regulations apply within the PRC and PRRC districts.



Is this an amendment to a previously approved Master Plan? Yes No

PARCEL INFORMATION

Form with fields: Project Name, Address, Property Size, Zoning, Current Use of Land, Proposed Use of Land, Does a rezoning application accompany this application?, Are any variances required?, Pre-application Conference Date, Early Neighborhood Notice (ENN) Meeting Date, Estimated Total Cost of Development.

PROPERTY OWNER INFORMATION

Form with fields: Name (First, Last), Address (Street Address, Suite/Unit #, City, State, ZIP Code), Phone, E-mail Address.

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Form with fields: Company Name, Name (First, Last), Address (Street Address, Suite/Unit #, City, State, ZIP Code), Phone, E-mail Address, Correspondence Directed To (Owner, Applicant, Both).

AGENT AUTHORIZATION (IF APPLICABLE)

Form with fields: I am/We are the owner(s) and record title holder(s) of the property located at: I/we authorize to act as my/our agent to execute this application. Signed: Daniel Hernandez, MRA Director Date: Signed: Date:

SIGNATURE

Form with fields: I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements. Signature: Daniel Hernandez, MRA Director Date:

Lot Line Adjustment and Right-of-Way Dedication for PLAT OF EXISTING

Midtown Site
 within Projected Section 34, T.17N., R.9E., N.M.P.M.
 City of Santa Fe
 Santa Fe County, New Mexico
 November 2024

That amendment to correct missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for plat of existing Midtown Site" recorded in Book 920, pages 1 & 2, as instrument # 20250258.

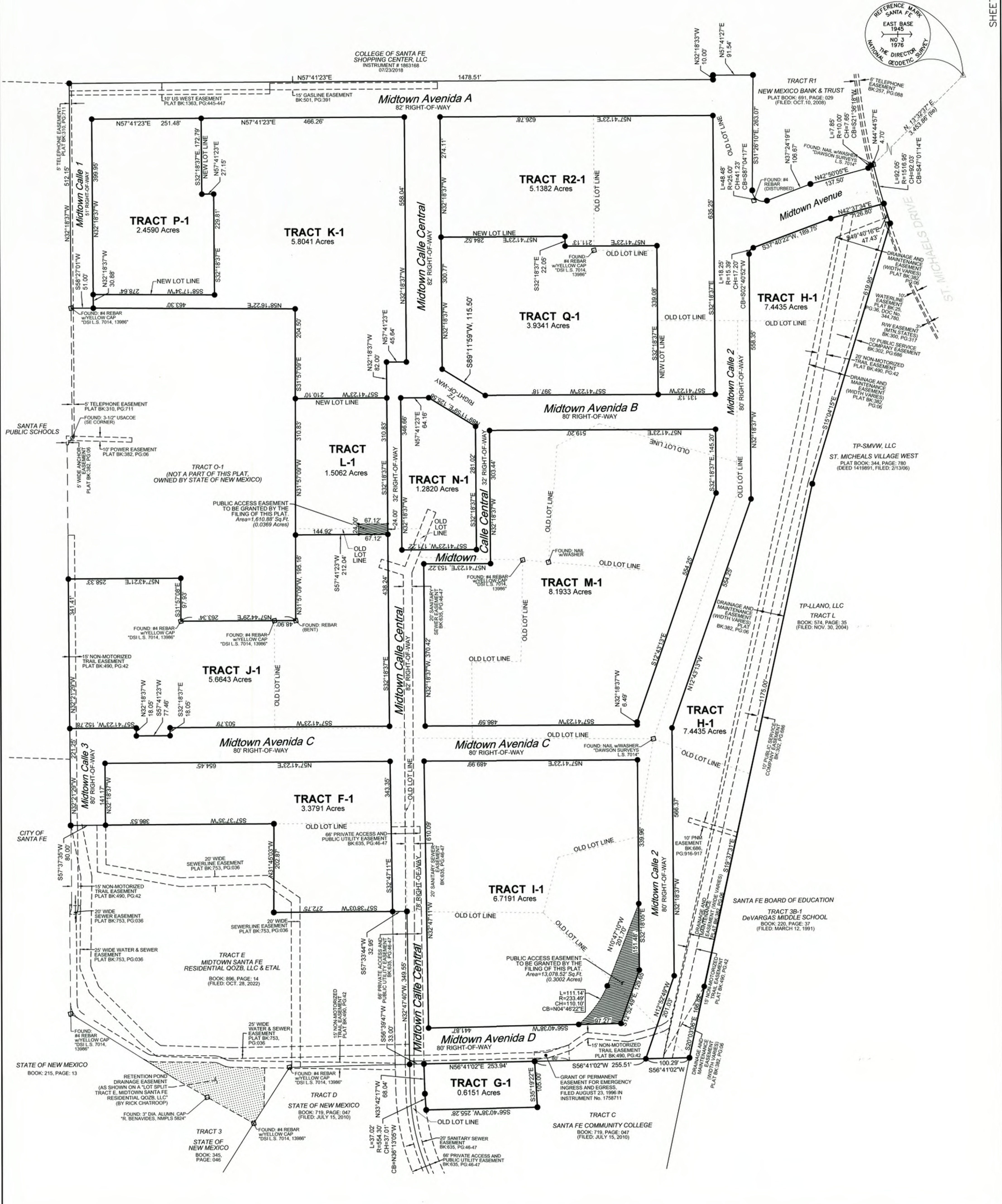


- LEGEND:**
- NEW LOT LINE
 - EASEMENT LINE (AS NOTED)
 - LOT LINE TO BE ELIMINATED
 - PUBLIC ACCESS EASEMENT TO BE GRANTED BY THE FILING OF THIS PLAT
 - RETENTION POND DRAINAGE EASEMENT, AS SHOWN
 - ALL CORNERS IDENTIFIED WILL BE SET POINTS IN THE FIELD BY A SURVEYOR STAMPED "M. JARAGON, P.S. 15286", UNLESS OTHERWISE INDICATED.
 - FOUND PROPERTY CORNER

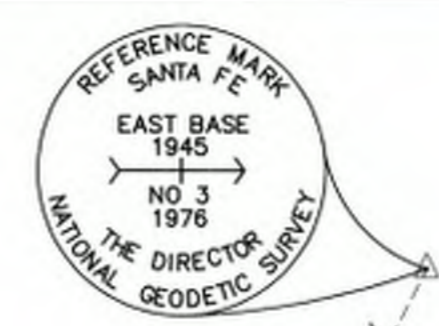
WILSON & COMPANY
 4401 MASTHEAD ST. NE SUITE 150
 ALBUQUERQUE, NEW MEXICO 87109
 TEL: 505-263-1100
 FAX: 505-263-1155
 www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK
 OWNER: CITY OF SANTA FE
 WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
 LOCATION: CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

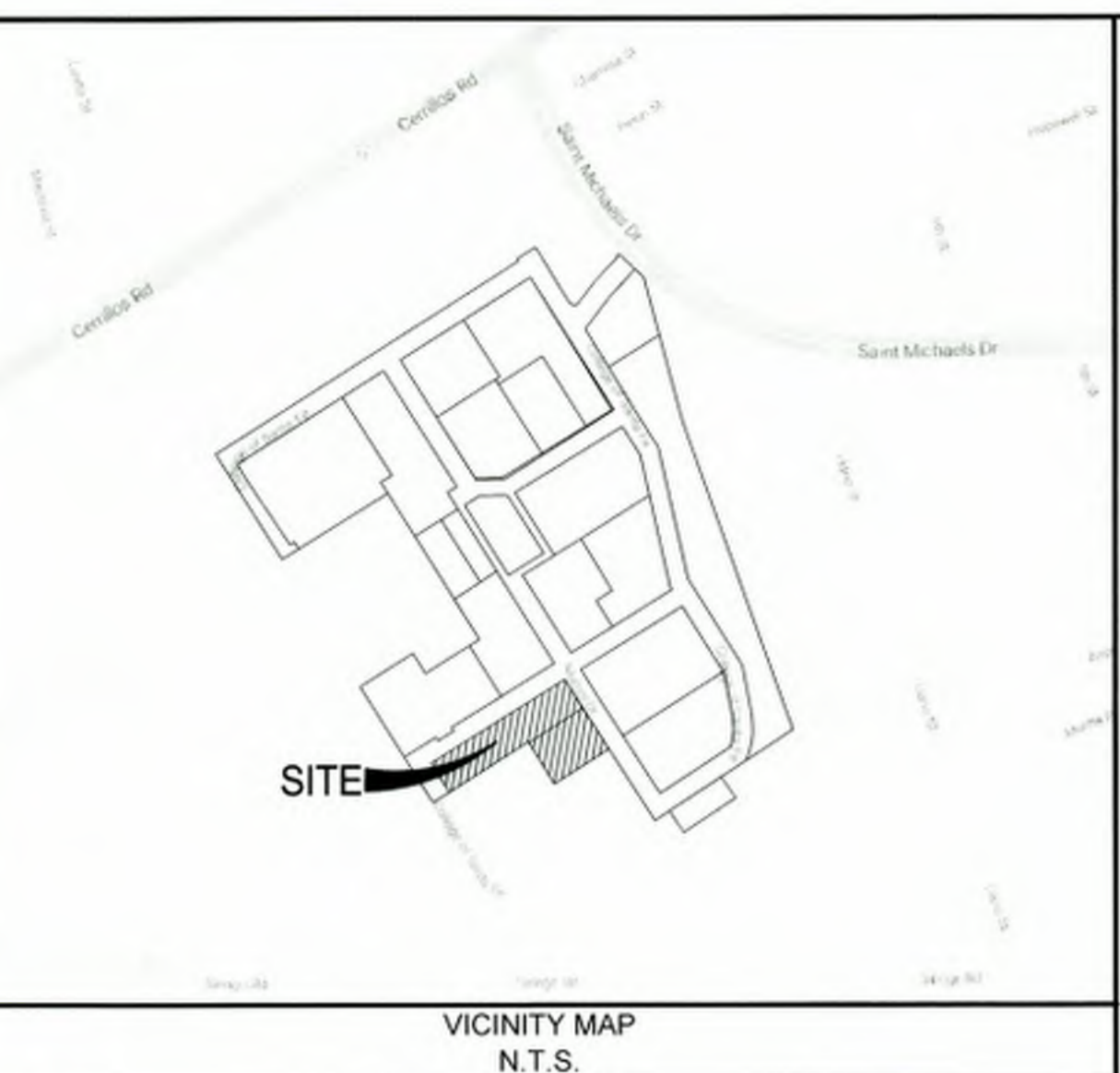
SHEET 2 OF 2



Legal Lot of Record

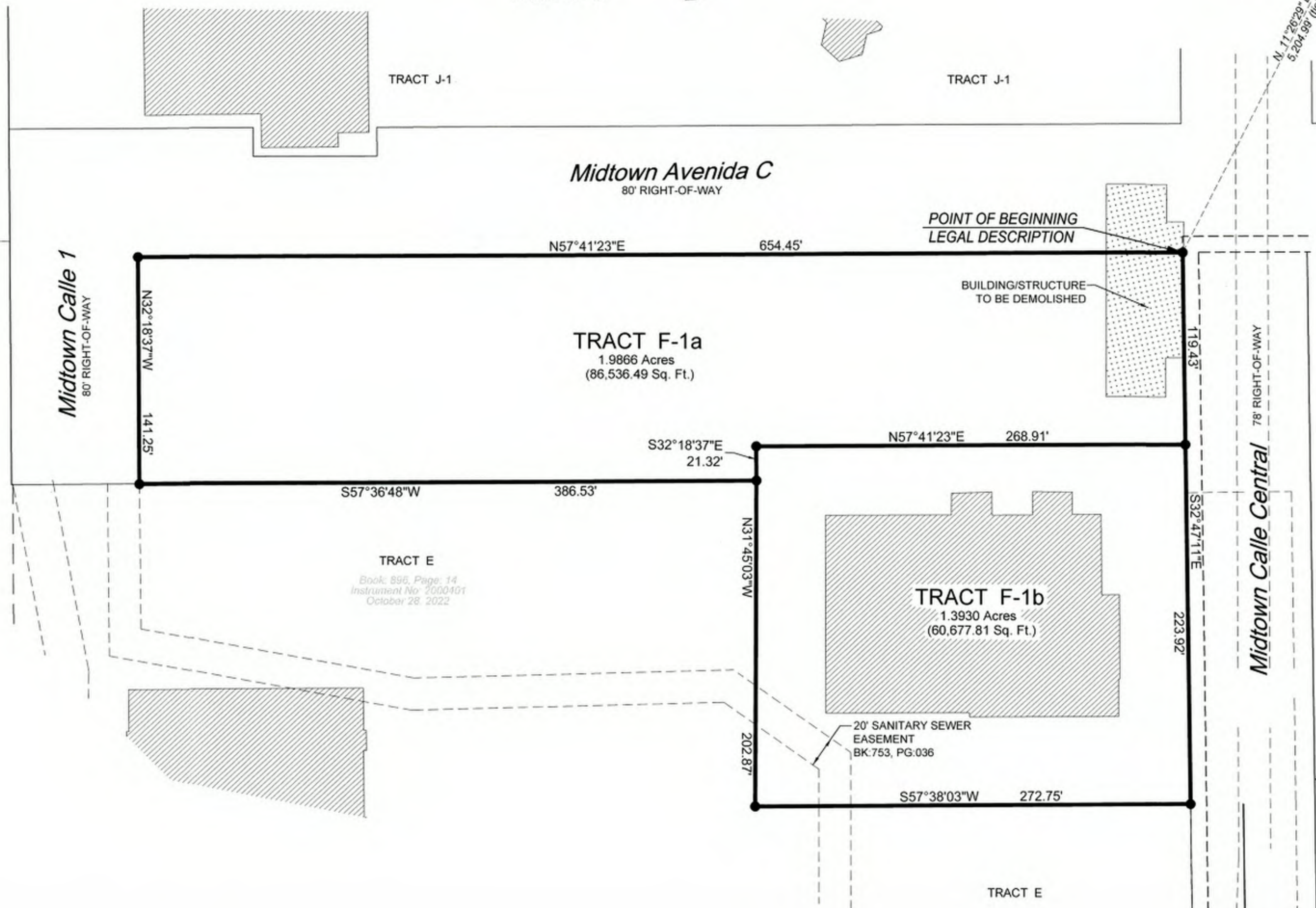


Lot Split Plat to create TRACTS F-1a and F-1b PLAT OF EXISTING TRACT F within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024



- NOTES: 1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021. 2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. 3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3". 4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). 5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS. 6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS. 7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE. 8. ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE. 9. ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL. 10. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT. 11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

- REFERENCED DOCUMENTS: THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT. 1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051. 2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06. 3. REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33. 4. REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47. 5. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049. 6. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044. 7. BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047. 8. PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029. 9. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045. 10. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14. 11. PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009. 12. REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037. 13. BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035. 14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013. 15. QUITCLAIM DEED FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437. 16. DECLARATION FROM U.S.A. TO COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855. 17. SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS TO CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356. 18. EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916. 19. EASEMENT FROM COLLEGE OF SANTA FE TO BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568. 20. EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540. 21. VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651. 22. EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74. 23. EASEMENT FROM COLLEGE OF SANTA FE TO NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667. 24. VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES. B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES. C. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES. D. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

- LEGEND: □ FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED) — NEW LOT LINE — ADJOINING LOT LINE - - - EASEMENT LINE (AS NOTED) [Hatched] BUILDING [Dotted] BUILDING/STRUCTURE TO BE DEMOLISHED ● ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY DATE: 2/6/2025
SANTA FE WATER DIVISION DATE: 2/2/2025
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025
CENTURYLINK DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268
1-31-25
DATE



STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO: CREATE TRACTS F-1a & F-1b FROM EXISTING TRACT F-1.

AFFIDAVIT: Lot Split
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 3.3796 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe
BY: ALAN M. WEBBER, MAYOR DATE: 2/11/2025
CITY CLERK: Andrea Falcone DATE: 2/11/2025
STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.
NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES: 3/25/25

REVIEWED BY SANTA FE COUNTY: [Signature] DATE: 02/12/25
COUNTY TREASURER

CASE NUMBER: Tract F-1a & F-1b Case # 2024-9387

REVIEWED BY CITY OF SANTA FE: [Signature] DATE: 2/11/25
CITY ENGINEER FOR LAND USE
[Signature] DATE: 2-11-25
CITY PLANNER

COUNTY OF SANTA FE STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM, and was duly recorded in book 921, page(s) 15 of the records of Santa Fe County.

Witness My Hand and Seal of office KATHARINE E. CLARK County Clerk, Santa Fe County, N.M.

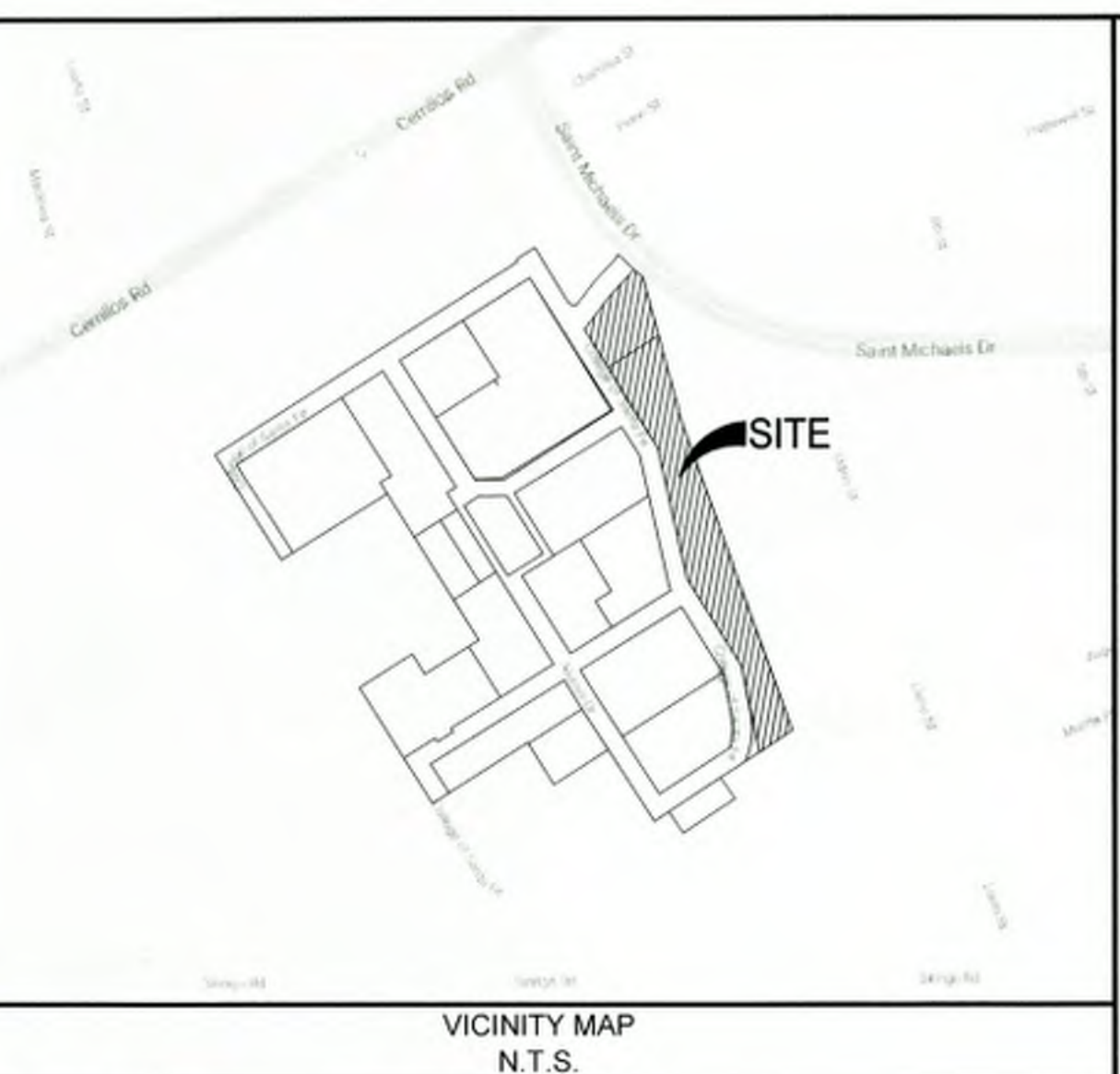


WILSON & COMPANY 401 MASTHEAD ST. NE, SUITE 150 ALBUQUERQUE, NEW MEXICO 87109 OFFICE: 505-348-4000 FAX: 505-348-4155 www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-16



- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
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 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
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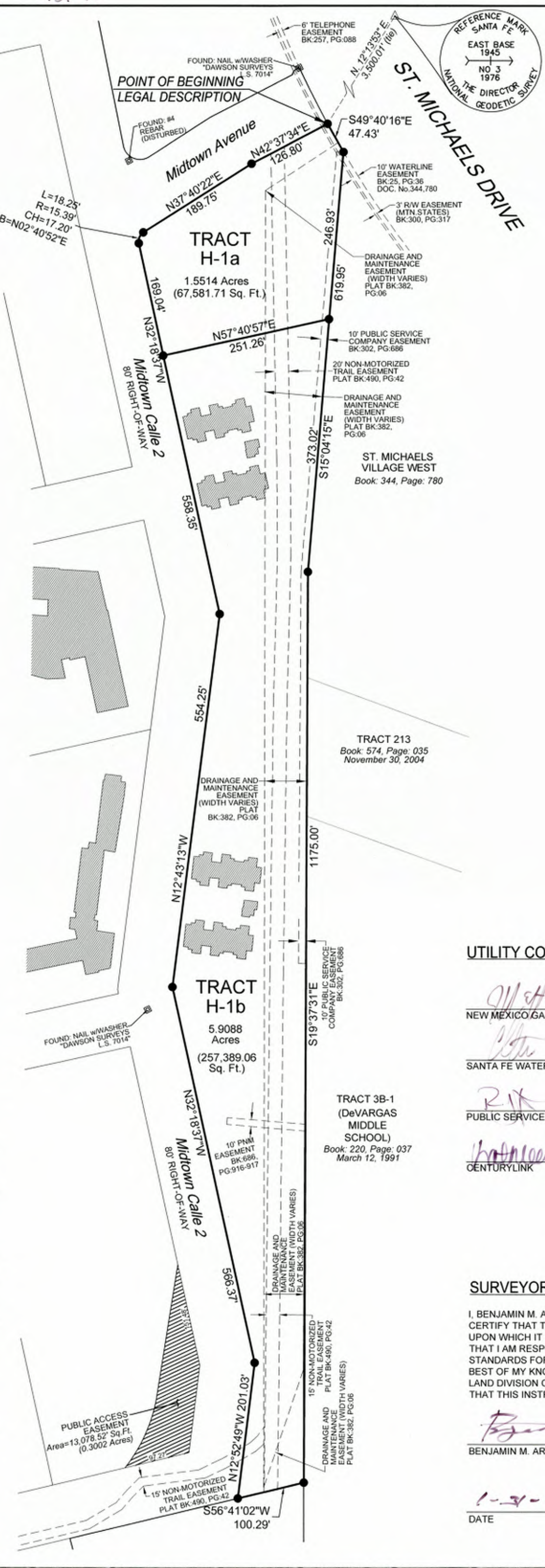
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UTILITY COMPANY APPROVALS:

- | | |
|--|-------------------|
| <i>[Signature]</i>
NEW MEXICO GAS COMPANY | 2/6/2025
DATE: |
| <i>[Signature]</i>
SANTA FE WATER DIVISION | 2/3/2025
DATE: |
| <i>[Signature]</i>
PUBLIC SERVICE COMPANY OF NEW MEXICO | 2/6/2025
DATE: |
| <i>[Signature]</i>
CENTURYLINK | 2/6/2025
DATE: |

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

[Signature]
BENJAMIN M. ARAGON N.M.P.L.S. #15268
DATE: 2-3-25

Lot Split Plat to create TRACTS H-1a and H-1b PLAT OF EXISTING TRACT H-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
CREATE H-1a AND H-1b FROM EXISTING H-1 TRACT.

AFFIDAVIT: * Lot Split
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 7.4602 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: *[Signature]* City of Santa Fe
BY: *[Signature]* ALAN M. WEBBER, MAYOR DATE: 2/11/2025
CITY CLERK: *[Signature]* DATE: 2/11/2025
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.
[Signature] 3/25/25
NOTARY PUBLIC MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY:
[Signature] COUNTY TREASURER DATE: 02/12/25

CASE NUMBER:
Tract H-1a & H-1b Case # 2024-9388
REVIEWED BY CITY OF SANTA FE:
[Signature] CITY ENGINEER FOR LAND USE DATE: 2/11/25
[Signature] Daniel B. Espinosa CITY PLANNER DATE: 2-11-25

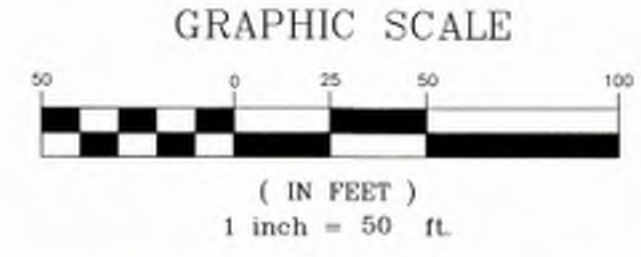
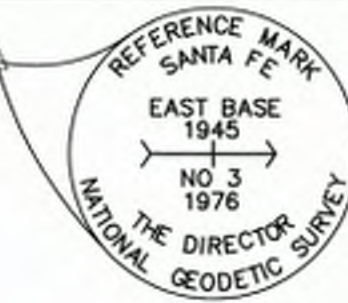
COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock P.M., and was duly recorded in book 921, page(s) 16 of the records of Santa Fe County.
Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.
[Signature]
Deputy

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Legal Lot of Record

N. 06°34'05" E
4,829.66' (tie)



LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
- BUILDING



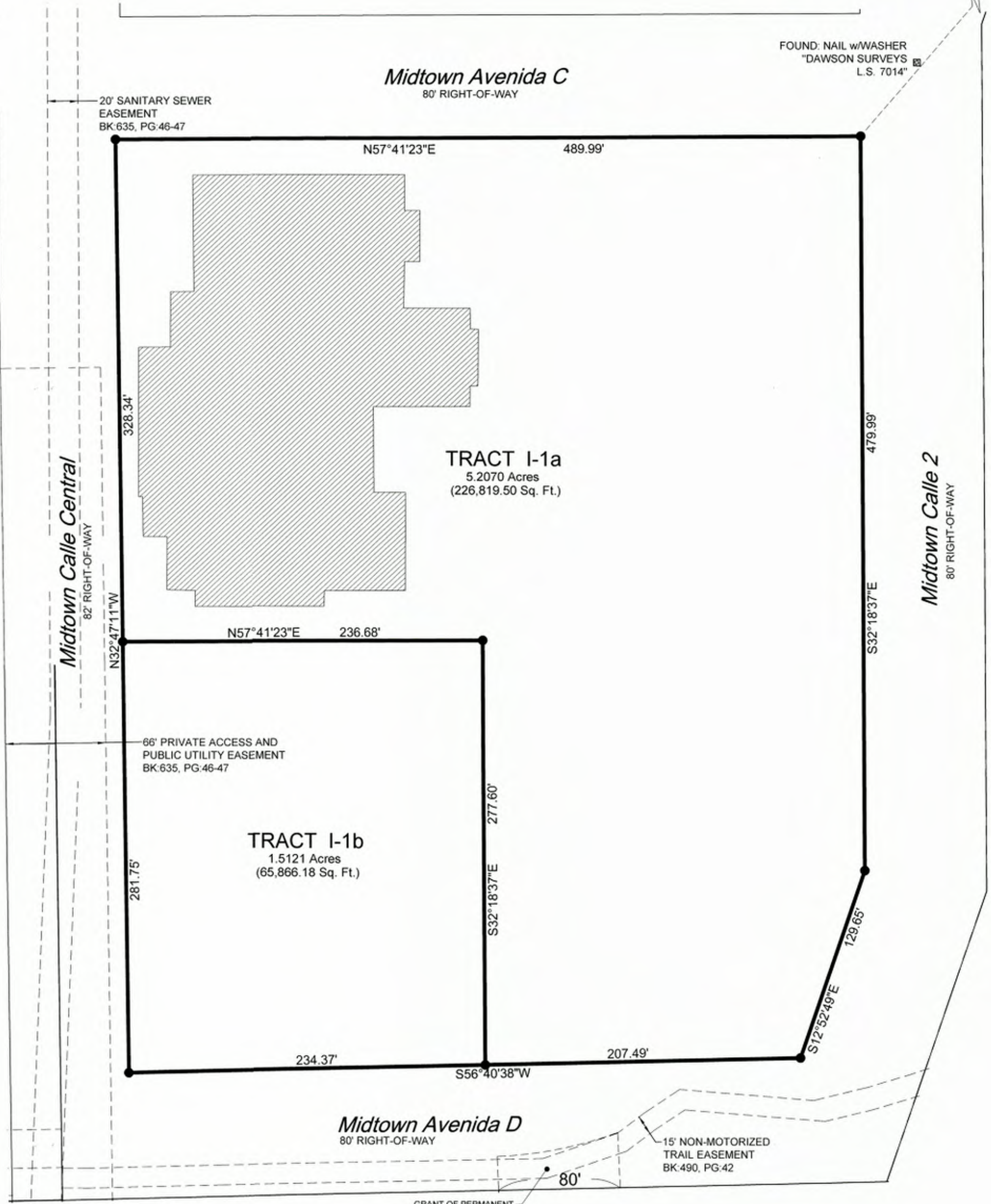
VICINITY MAP
N.T.S.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984". BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
8. ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
9. ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
10. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:
1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
 2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
 3. REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
 4. REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
 5. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
 6. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
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 9. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
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 12. REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
 13. BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
 14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
 15. QUITCLAIM DEED FROM U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
 16. DECLARATION from U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
 17. SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
 18. EASEMENT from COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
 19. EASEMENT from COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
 20. EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
 21. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
 22. EASEMENT from COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
 23. EASEMENT from COLLEGE OF SANTA FE to NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
 24. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

(CONTINUED) PUBLIC UTILITY EASEMENTS

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

UTILITY COMPANY APPROVALS:

[Signature] 2/6/2025
NEW MEXICO GAS COMPANY DATE:

[Signature] 2/2/2025
SANTA FE WATER DIVISION DATE:

[Signature] 2/6/2025
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE:

[Signature] 2/6/2025
CENTURYLINK DATE:

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON TUPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MOST EXACT STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY PLAT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OF LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

[Signature]
BENJAMIN M. ARAGON N.M.P.L.S. #15268

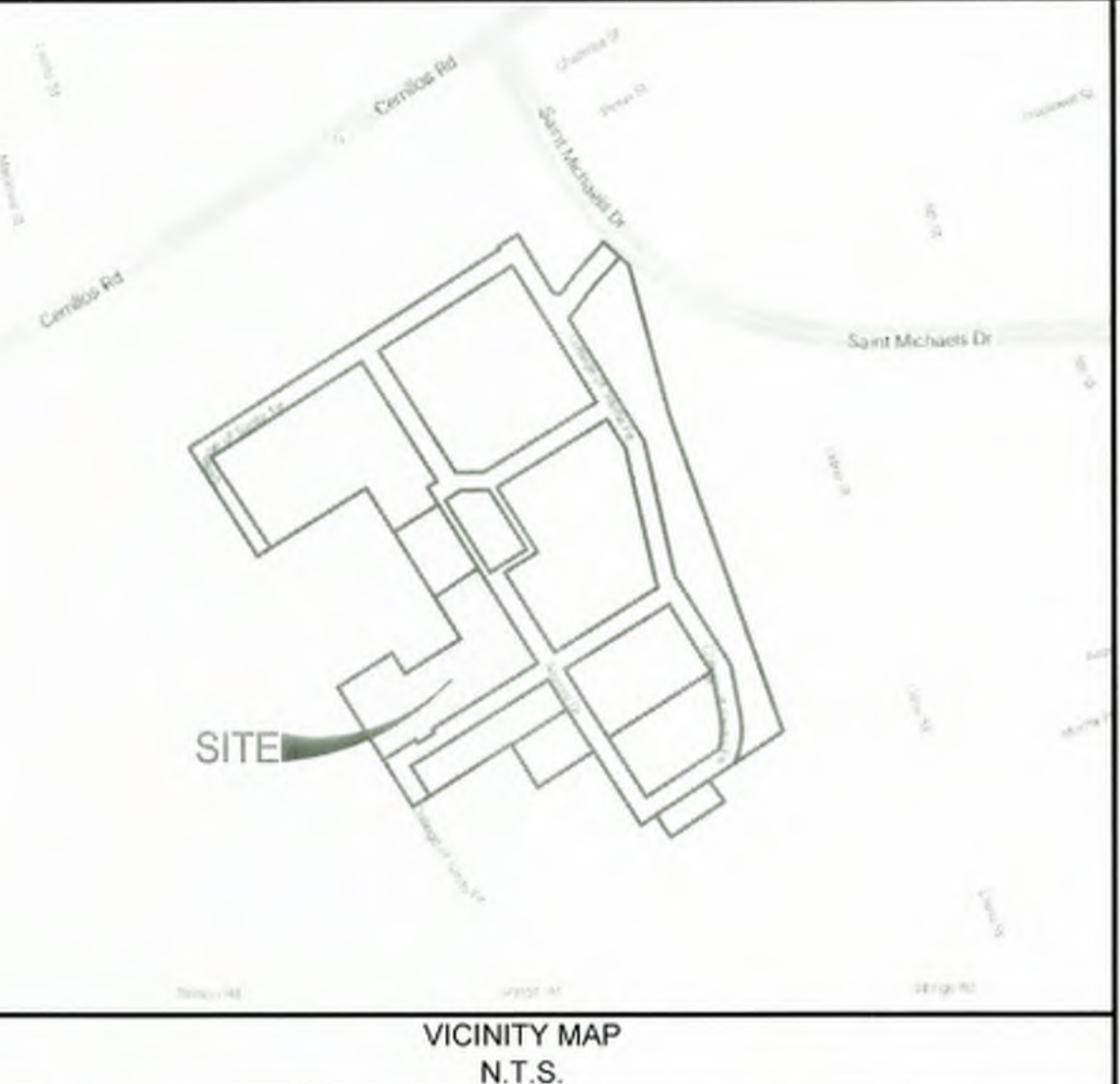
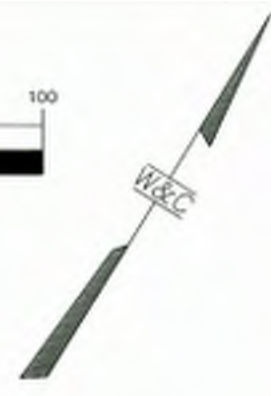
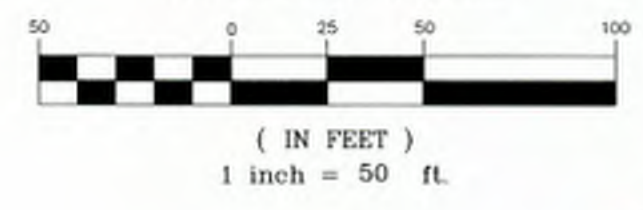
1-31-25
DATE

921-18

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- - - EASEMENT LINE (AS NOTED)
- ▨ BUILDING
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- ▨ BUILDING/STRUCTURE TO BE DEMOLISHED

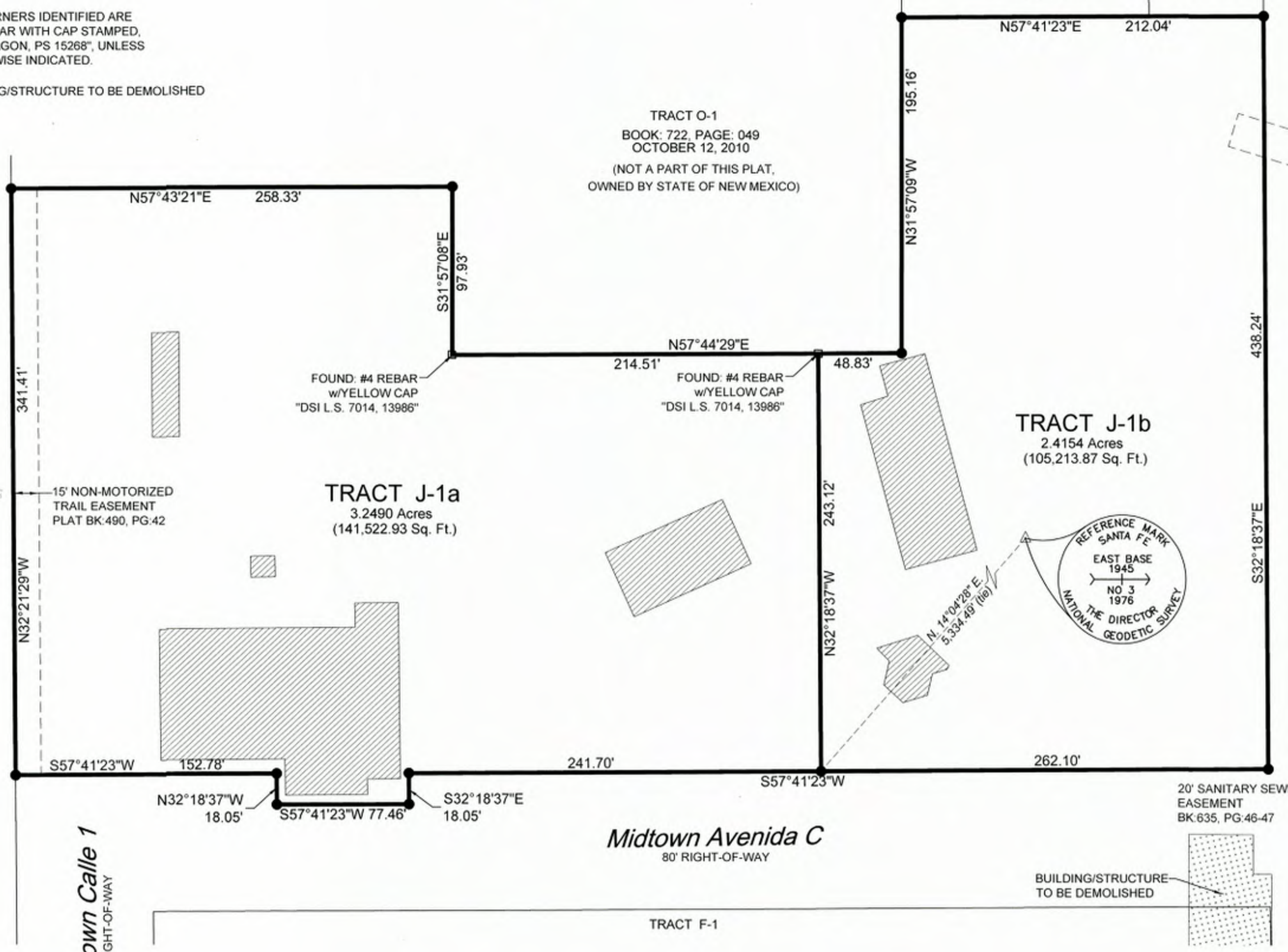
GRAPHIC SCALE



- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
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- CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
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INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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UTILITY COMPANY APPROVALS:

- NEW MEXICO GAS COMPANY: *[Signature]* 2/6/2025
- SANTA FE WATER DIVISION: *[Signature]* 2/9/2025
- PUBLIC SERVICE COMPANY OF NEW MEXICO: *[Signature]* 2/6/2025
- CENTURYLINK: *[Signature]* 2/10/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

[Signature]
BENJAMIN M. ARAGON N.M.P.L.S. #15268
DATE: 1-31-25

Lot Split to create
TRACTS J-1a and J-1b from existing J-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:
CREATE TRACTS J-1A AND J-1B FROM TRACT J-1.

AFFIDAVIT:

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 5.6644 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe
BY: *[Signature]* ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: *[Signature]* ANDREA SALAZAR DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

[Signature] NOTARY PUBLIC DATE: 3/25/25
MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY:
[Signature] COUNTY TREASURER DATE: 02/12/25

CASE NUMBER:
Tract J-1a & J-1b Case # 2024-9390

REVIEWED BY CITY OF SANTA FE:
[Signature] CITY ENGINEER FOR LAND USE DATE: 2/11/25
[Signature] Daniel A. Engstler DATE: 2-11-25

COUNTY OF SANTA FE STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock P.M. and was duly recorded in book 921, page(s) 18 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

[Signature] Deputy



WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

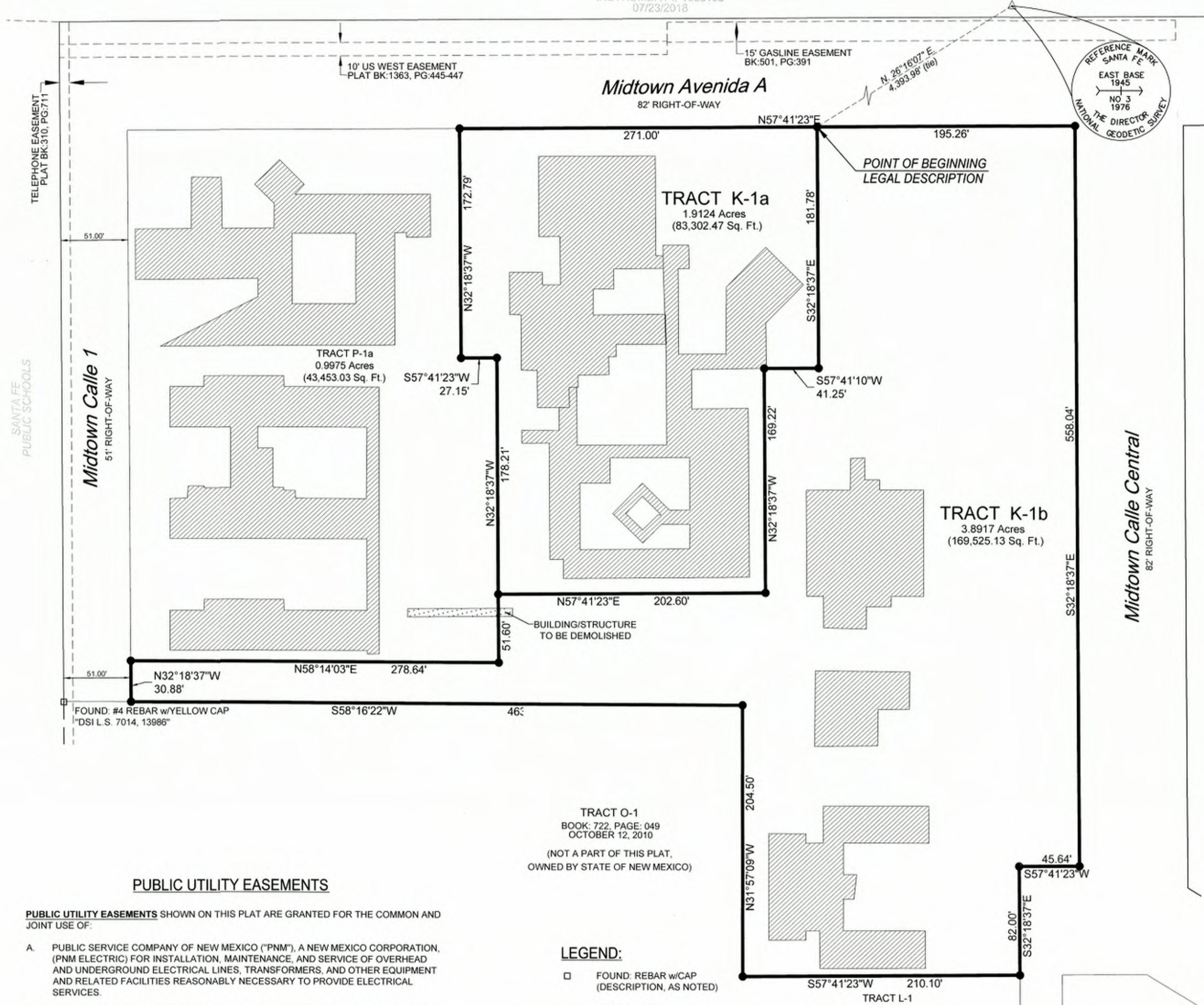
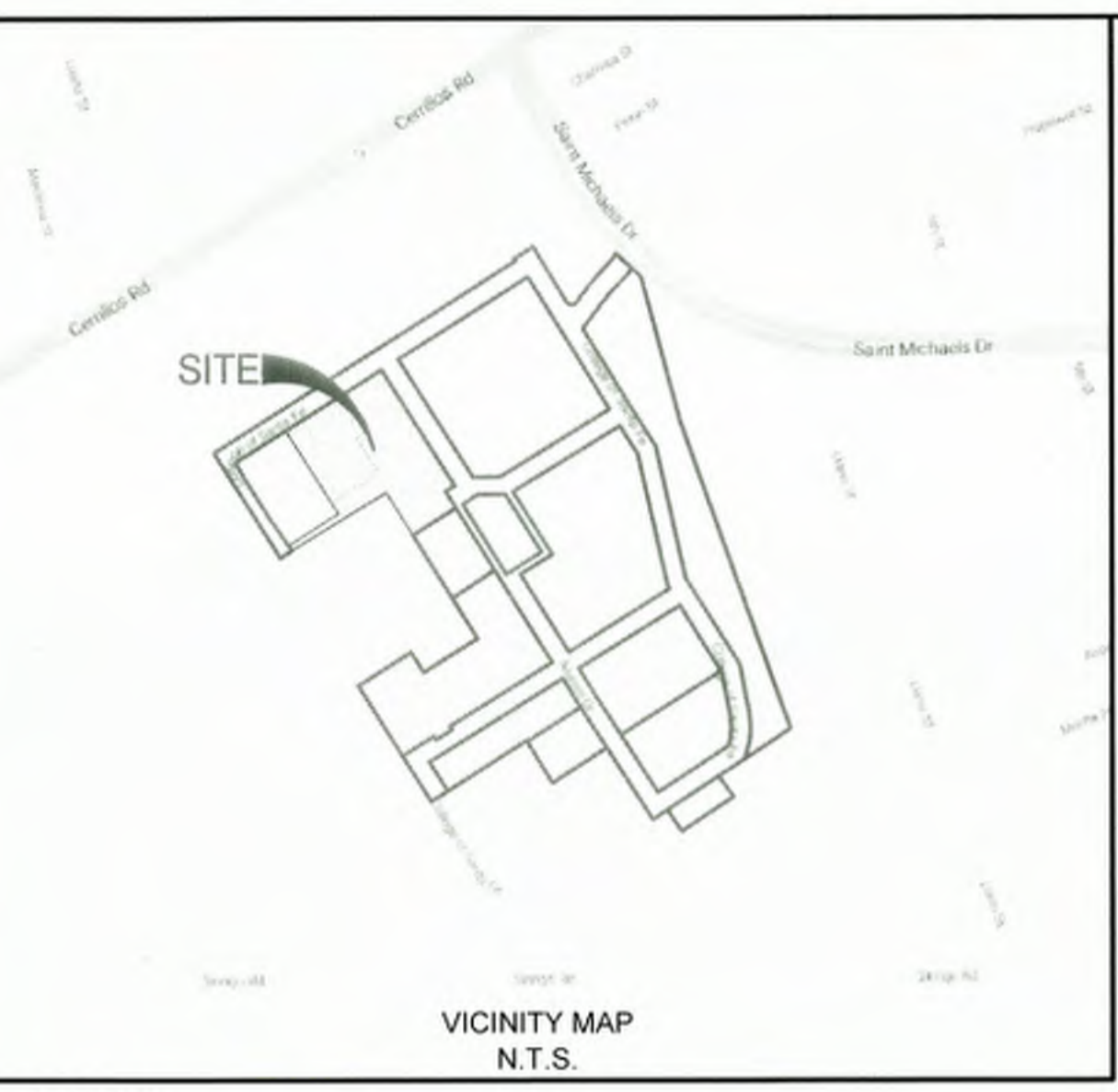
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-19

COLLEGE OF SANTA FE SHOPPING CENTER, LLC INSTRUMENT # 1063168 07/23/2018

Lot Split to create TRACTS K-1a and K-1b PLAT OF EXISTING TRACT K-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024



- NOTES: 1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021. 2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. 3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3". 4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

REFERENCED DOCUMENTS:

- 1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051. 2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06. 3. REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

LEGEND: □ FOUND REBAR w/CAP (DESCRIPTION, AS NOTED) — NEW LOT LINE — ADJOINING LOT LINE - - - EASEMENT LINE (AS NOTED) [Building symbol] BUILDING [Dotted symbol] BUILDING/STRUCTURE TO BE DEMOLISHED

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

UTILITY COMPANY APPROVALS: NEW MEXICO GAS COMPANY DATE: 2/6/2025 SANTA FE WATER DIVISION DATE: 2/6/2025 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025 CENTURYLINK DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON 15268 1-31-25 SURVEYOR'S SEAL



STATEMENT OF DECLARATION: THE PURPOSE OF THIS PLAT IS TO: CREATE TRACTS K-1A AND K-1B FROM EXISTING TRACT K-1.

AFFIDAVIT: Lot Split NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 5.7850 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe BY: ALAN M. WEBBER, MAYOR DATE: 2/11/2025 CITY CLERK: Andrea Salazar DATE: 2/11/2025 STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025. NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES: 3/25/25

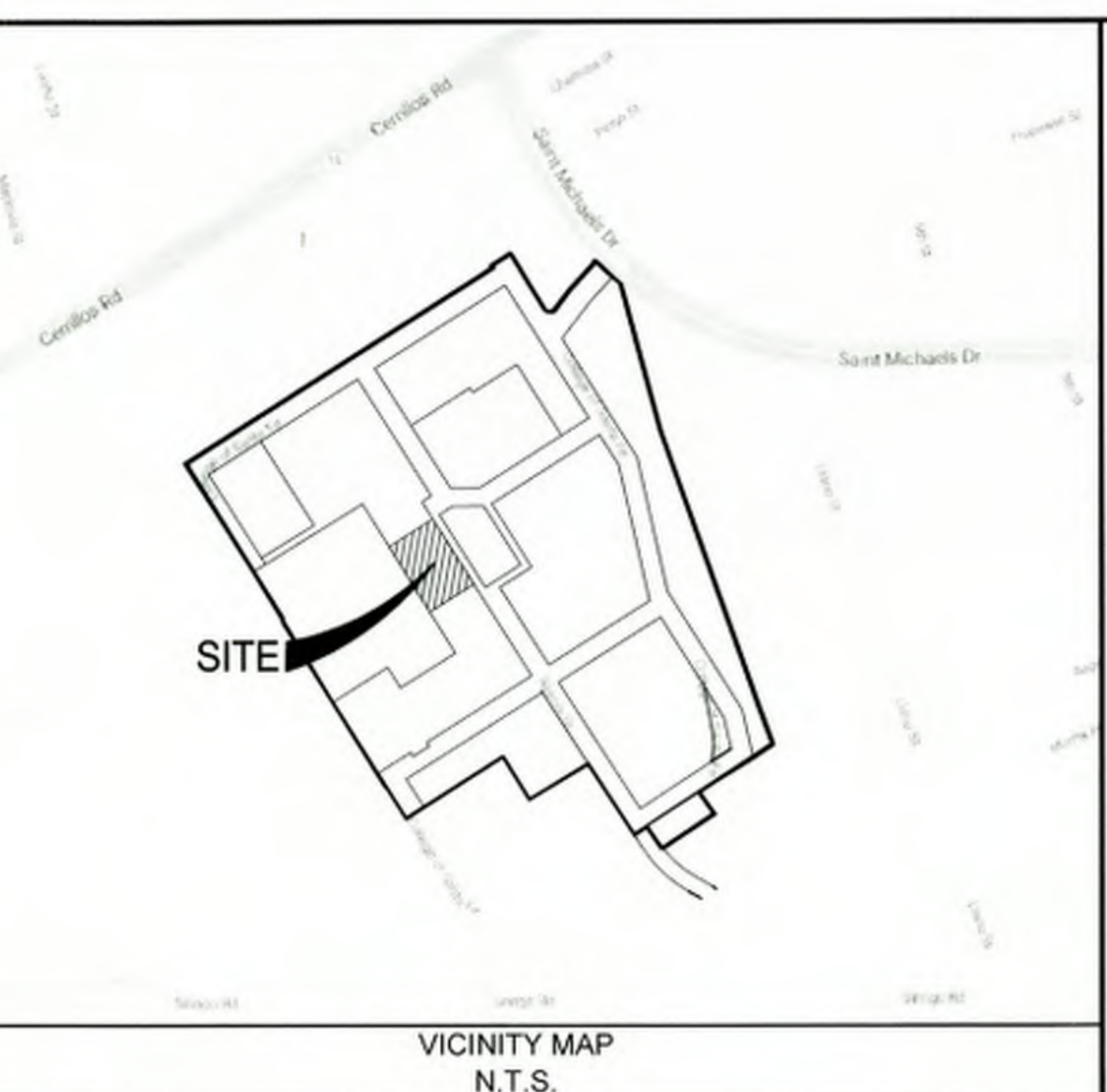
REVIEWED BY SANTA FE COUNTY: COUNTY TREASURER: Jennifer Magallon DATE: 02/12/25

CASE NUMBER: Tract K-1a & K-1b 2024-9391

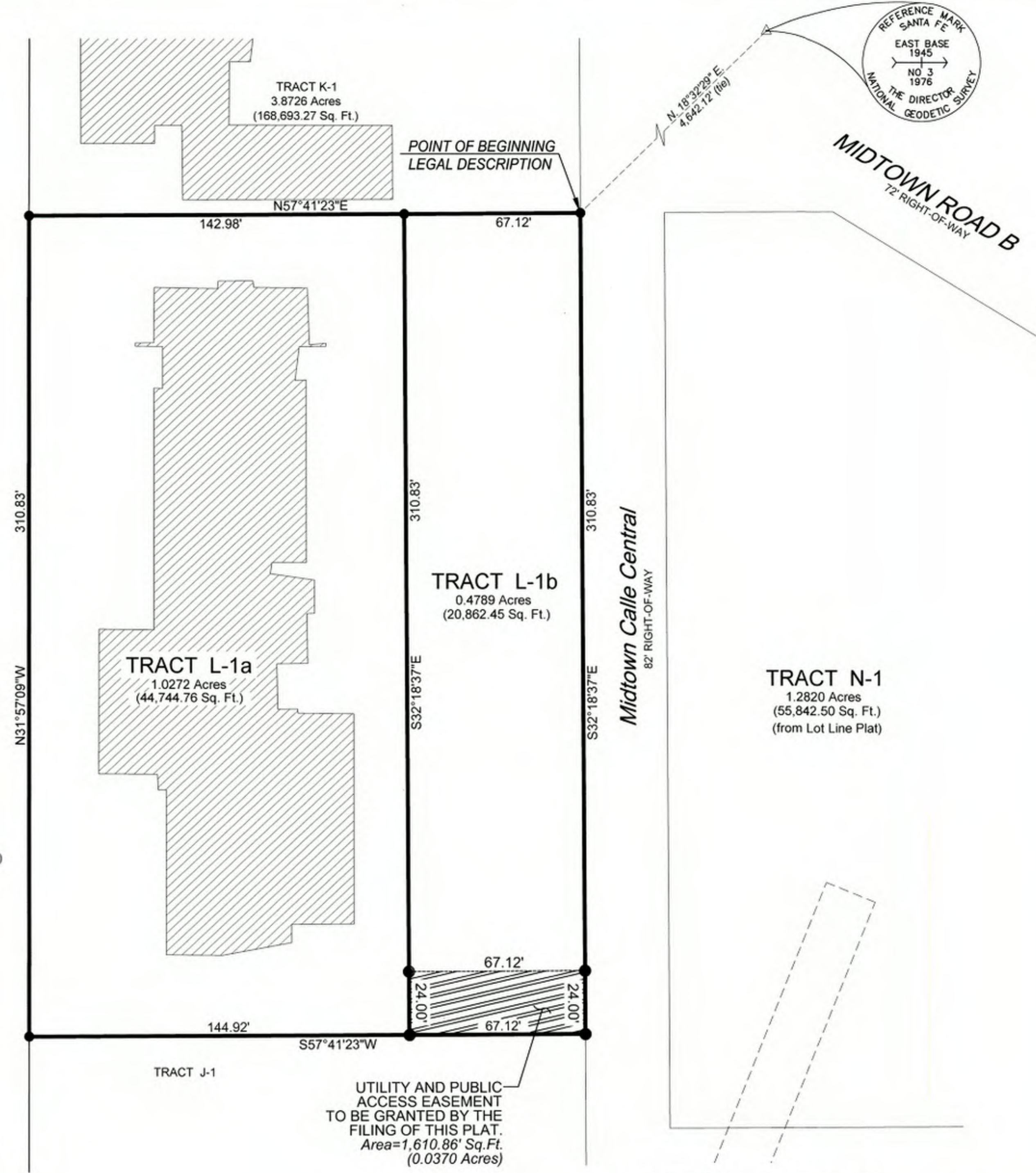
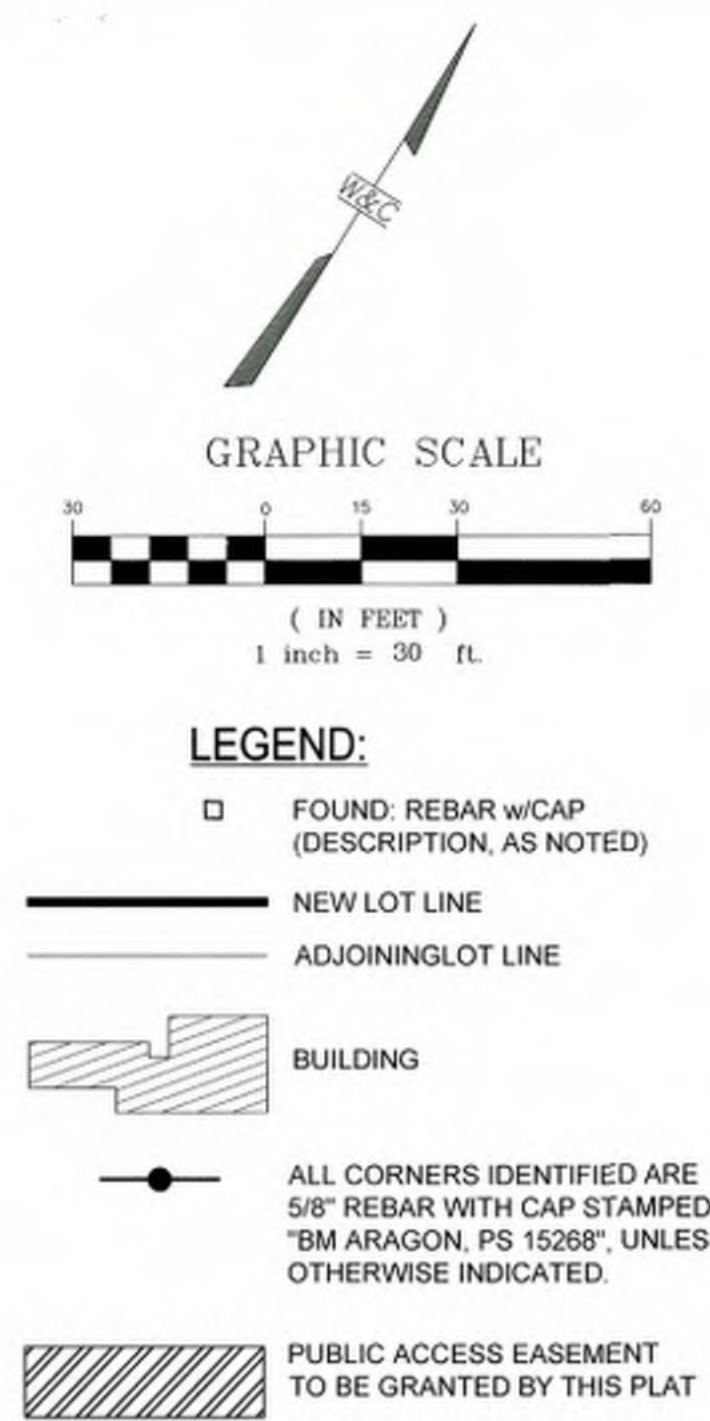
REVIEWED BY CITY OF SANTA FE: CITY ENGINEER FOR LAND USE: [Signature] DATE: 2/11/25 CITY PLANNER: Daniel A. Espinoza DATE: 2-11-25

COUNTY OF SANTA FE STATE OF NEW MEXICO I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM, and was duly recorded in book 921, page(s) 19 of the records of Santa Fe County. KATHARINE E. CLARK County Clerk, Santa Fe County, N.M. Deputy

WILSON & COMPANY 4401 MASTHEAD ST. NE, SUITE 150 ALBUQUERQUE, NEW MEXICO 87109 OFFICE: 505-348-4000 FAX: 505-348-4155 www.wilsonco.com INDEXING INFORMATION FOR THE COUNTY CLERK OWNER: CITY OF SANTA FE LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



- NOTES: 1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021. 2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.



- REFERENCED DOCUMENTS: THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT. 1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

(CONTINUED) PUBLIC UTILITY EASEMENTS INCLUDED. IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

UTILITY COMPANY APPROVALS: NEW MEXICO GAS COMPANY 2/6/2025, SANTA FE WATER DIVISION 2/7/2025, PUBLIC SERVICE COMPANY OF NEW MEXICO 2/6/2025, CENTURYLINK 2/6/2025

SURVEYOR'S CERTIFICATION: I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Lot Split to create TRACTS L-1a and L-1b from TRACT L-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024

STATEMENT OF DECLARATION: THE PURPOSE OF THIS PLAT IS TO: CREATE TRACTS L-1A AND L-1B FROM TRACT L-1.

AFFIDAVIT: NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 1.5061 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe, ALAN M. WEBBER, MAYOR, DATE: 2/11/2025, CITY CLERK: Andia Salazar, DATE: 2/11/2025, STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS DAY OF 2025

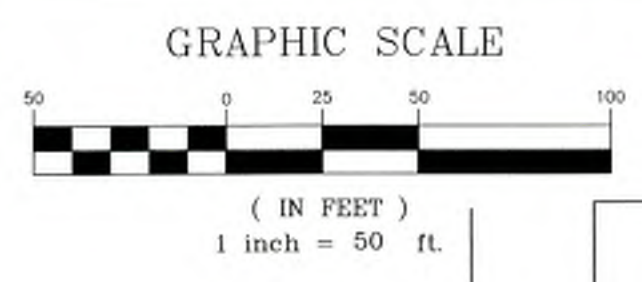
REVIEWED BY SANTA FE COUNTY: COUNTY TREASURER, DATE: 2/12/25

CASE NUMBER: Tract L-1a & L-1b, Case # 2024-9392

REVIEWED BY CITY OF SANTA FE: CITY ENGINEER FOR LAND USE, DATE: 2/11/25, CITY PLANNER, DATE: 2-11-25

COUNTY OF SANTA FE STATE OF NEW MEXICO, I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock P.M., and was duly recorded in book 921, page(s) 20 of the records of Santa Fe County. KATHARINE E. CLARK, County Clerk, Santa Fe County, N.M.

WILSON & COMPANY 4401 MASTHEAD ST. NE, SUITE 150 ALBUQUERQUE, NEW MEXICO 87109 OFFICE: 505-348-4000 FAX: 505-348-4155 www.wilsonco.com INDEXING INFORMATION FOR THE COUNTY CLERK



- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD, AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
- DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
- REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
- REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
- REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
- REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
- BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
- PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
- BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
- BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
- PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
- REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
- BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
- LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
- QUITCLAIM DEED FROM U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
- DECLARATION FROM U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
- SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
- EASEMENT FROM COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
- EASEMENT FROM COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
- EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
- VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
- EASEMENT FROM COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
- EASEMENT FROM COLLEGE OF SANTA FE to NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
- VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.

PUBLIC UTILITY EASEMENTS

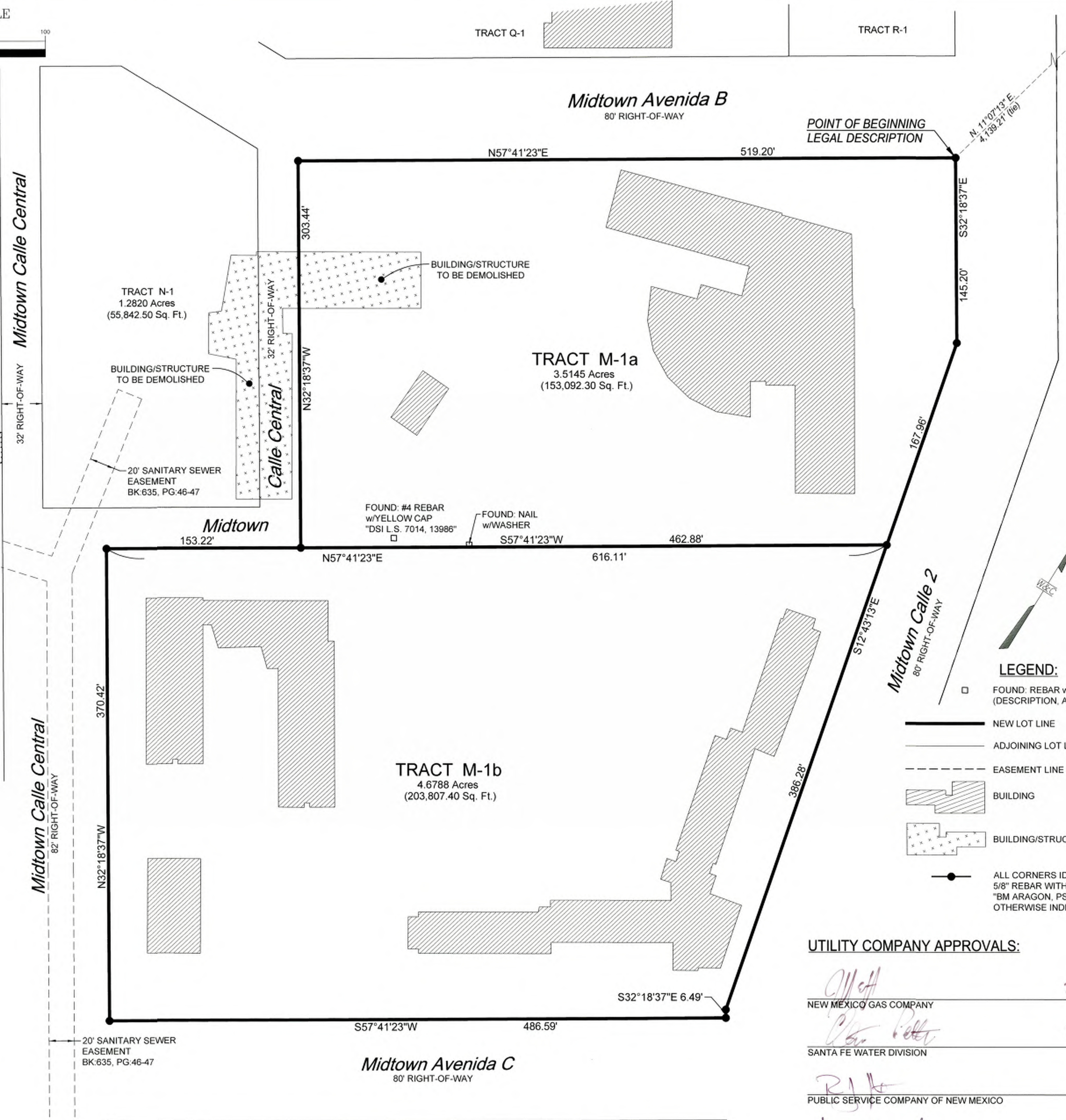
- PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
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 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

(CONTINUED) PUBLIC UTILITY EASEMENTS

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.



LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- - - EASEMENT LINE (AS NOTED)
- ▨ BUILDING
- ▨ BUILDING/STRUCTURE TO BE DEMOLISHED
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY DATE: 2/6/2025

SANTA FE WATER DIVISION DATE: 2/7/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025

CENTURYLINK DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

DATE: 1-31-25

Lot Split to create TRACTS M-1a and M-1b from Tract M-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
CREATE TRACTS M-1a AND M-1b, FROM EXISTING TRACT M-1.

AFFIDAVIT: Lot Split
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 8.1933 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: Andrea Salgado DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC: [Signature] DATE: 3/25/25
MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER: Jennifer Myerson DATE: 02/12/25

CASE NUMBER:

Tract: Tract M-1a & M-1b Case #: 2024-9393

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE: [Signature] DATE: 2/11/25

CITY PLANNER: Daniel A. Espinosa DATE: 2-11-25

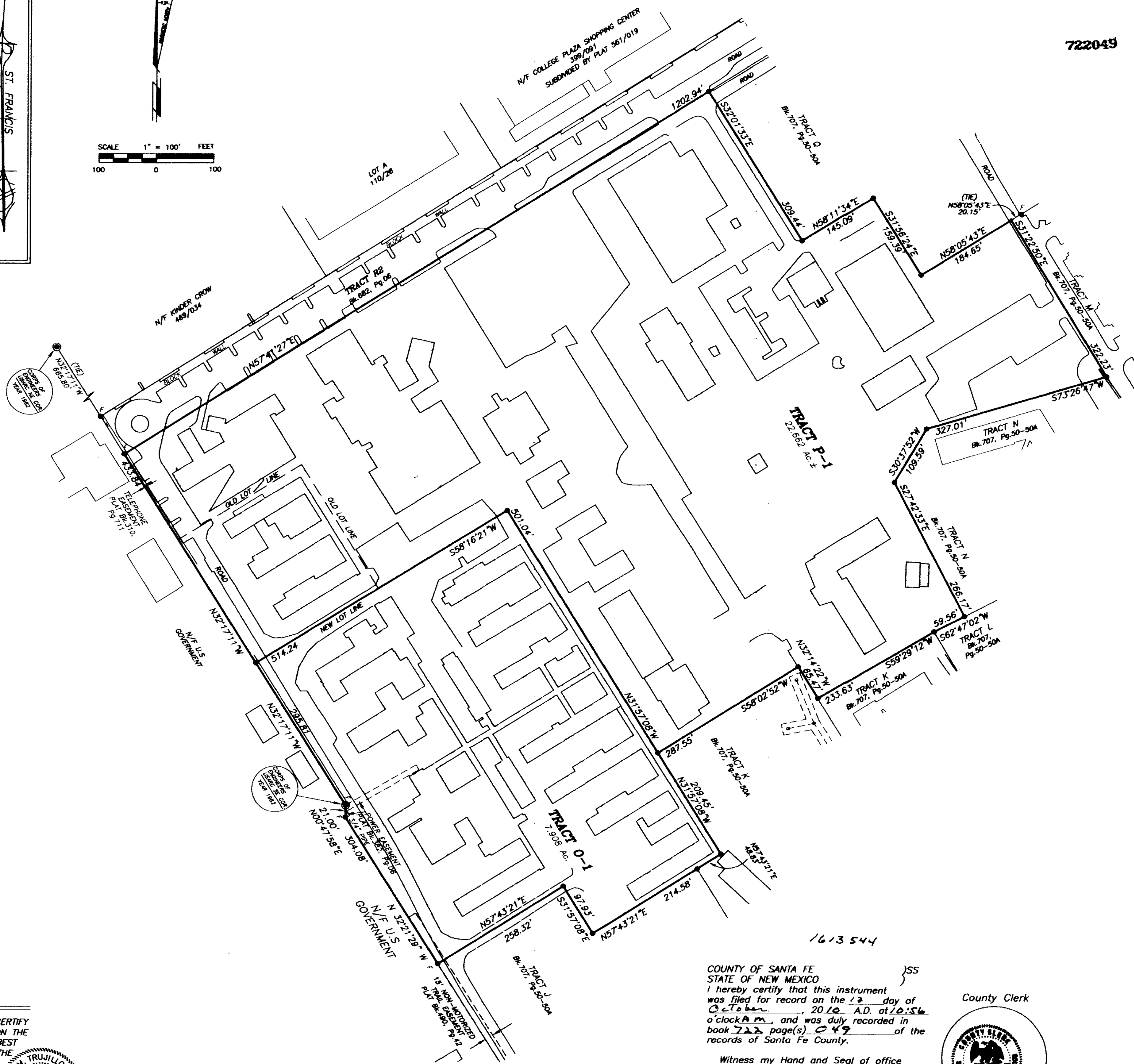
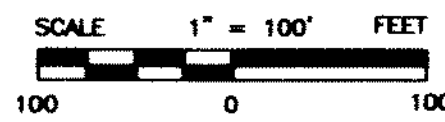
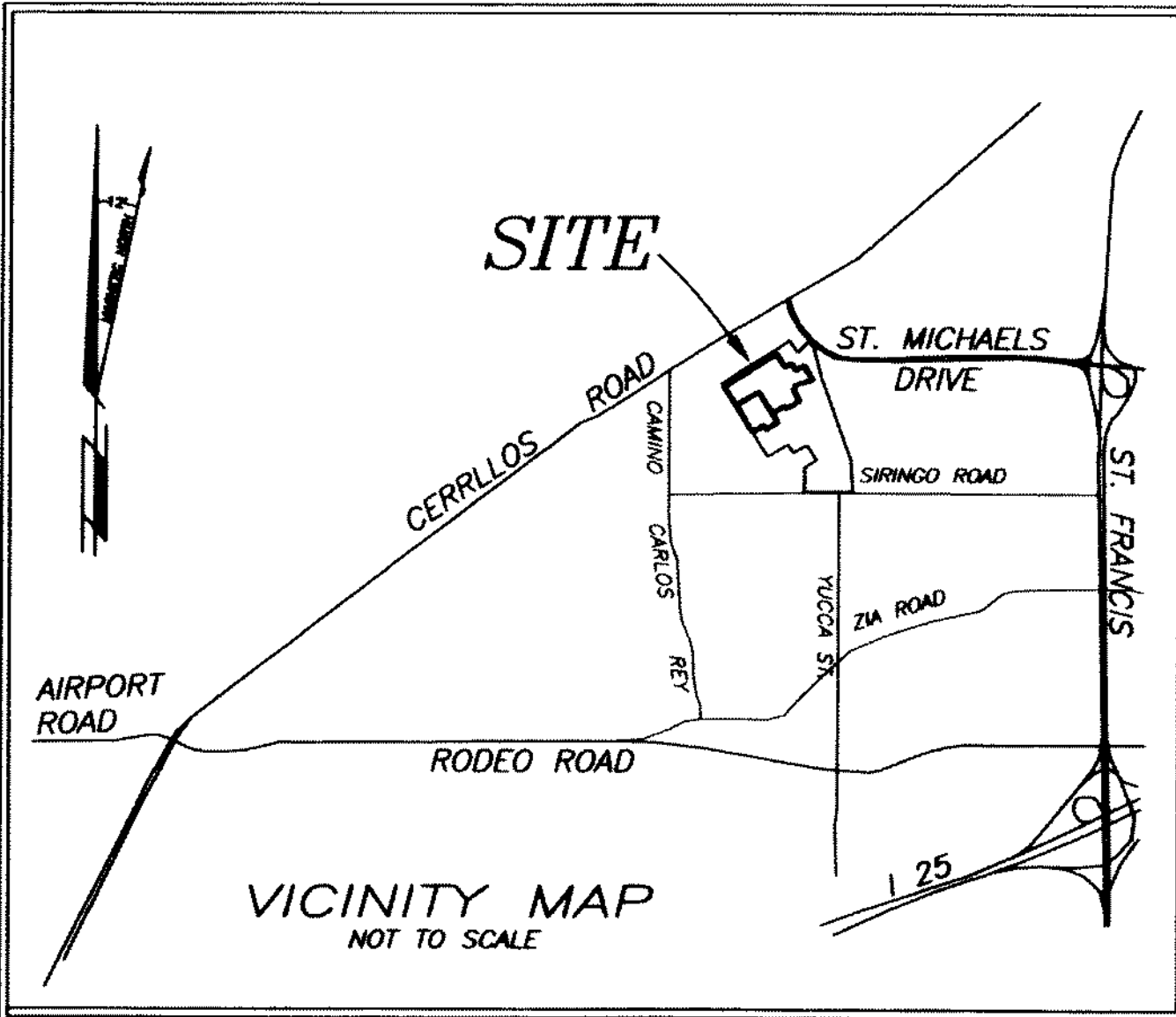
COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 12th day of February, 2025, A.D. at 2:59 o'clock P.M., and was duly recorded in book 921, page(s) 21 of the records of Santa Fe County.

Witness My Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.
Deputy

WILSON & COMPANY
401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



FLOOD ZONE:

THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FIRM PANEL 35049C0413D WITH AN EFFECTIVE DATE JUNE 17, 2008.

LEGEND:

- DENOTES FOUND REBAR SURVEY MONUMENT
- DENOTES REBAR 7014, 12352, 13986, OR 15517 AS SHOWN TO BE SET UPON RECORDING
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY; NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE:

THIS PLAT SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD AS SHOWN ON PLATS REFERENCED HEREON.

REFERENCE DOCUMENTS:

1. BOUNDARY EASEMENT SURVEY PLAT OF TRACTS A, B, C, & D, PREPARED FOR COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED JULY 15 2010 IN PLAT BOOK 719, PAGE 47.
2. REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING TRACTS C AND G, BY DAWSON SURVEYS INC., RECORDED JULY 14 2010 IN PLAT BOOK 719, PAGE 44.
3. BOUNDARY SURVEY PLAT PREPARED FOR THE COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED SEPT. 14, 2009 IN PLAT BOOK 707, PAGE 50-50A.
4. DIVISION PLAT PREPARED FOR COLLEGE OF SANTA FE, TRACT R, BY DAWSON SURVEYS INC., RECORDED MAY 19, 2008 IN PLAT BOOK 682, PAGE 06.
5. REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING TRACTS P, O AND R, BY DAWSON SURVEYS INC., RECORDED JAN. 2, 2008 IN PLAT BOOK 672, PAGE 33.
6. REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING LOTS OF RECORD WITHIN COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED SEPT. 19, 2006 IN PLAT BOOK 635, PAGE 46-47.
7. BOUNDARY SURVEY RIGHT OF WAY ACQUISITION AT THE INTERSECTION OF YUCCA STREET AND SIRINGO ROAD, BY RED MOUNTAIN ENGINEERS, INC. RECORDED AUG. 23, 1996 IN PLAT BOOK 343, PAGE 17.

SURVEYORS CERTIFICATE:

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY COMPLETED ON THE 9th DAY OF AUGUST 2010. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

Edward M. Trujillo 10/4/10
EDWARD M. TRUJILLO, N.M.P.S. 12352 DATE



722049

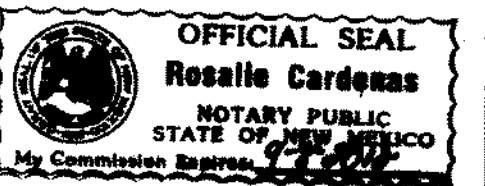
AFFIDAVIT:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER. THIS REPLAT CONTAINS 30.570 ACRES, MORE OR LESS. ALL TRACTS SHOWN HEREON ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. THERE IS NO ROAD DEDICATION. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: CITY OF SANTA FE
BY: *David Coss* DAVID COSS, MAYOR 10-8-10 DATE

CITY CLERK: *Yolanda Vigil* YOLANDA VIGIL 10-8-10 DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 9th DAY OF OCTOBER, 2010
BY: *David Coss and Yolanda Vigil*

Amelie Cardenas September 8, 2012
NOTARY PUBLIC MY COMMISSION EXPIRES



REVIEWED BY CITY OF SANTA FE:

Risana Brown 10/4/10
CITY ENGINEER FOR LAND USE DATE

Samuel 10-7-10
CITY PLANNER DATE

CITY NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL, AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.
5. THESE LOTS ARE SUBJECT TO APPLICABLE RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
6. FOR SPECIFIC INFORMATION PERTAINING TO SETBACKS AND LOT COVERAGE SEE CITY OF SANTA FE ZONING REQUIREMENTS.
7. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.
8. THERE ARE NO SLOPES GREATER THEN 30% WITHIN THESE TRACTS.

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK
REPLAT
PREPARED FOR
CITY OF SANTA FE
LOT LINE ADJUSTMENT PLAT OF EXISTING
TRACT O & P, RECORDED
PLAT BOOK 707, PAGE 50-50A
WITHIN COLLEGE OF SANTA FE PROPERTY
PROJECTED SECTION 34, T17N, R9E, NMPM,
CITY AND COUNTY OF SANTA FE, NEW MEXICO.
PURPOSE: TO ADJUST A COMMON LOT LINE BETWEEN TRACTS P & O *
UPC #1-052-097-148-155

COUNTY OF SANTA FE }
STATE OF NEW MEXICO }
I hereby certify that this instrument
was filed for record on the 12 day of
October, 2010 A.D. at 10:56
o'clock A.M., and was duly recorded in
book 722 page(s) 049 of the
records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

County Clerk



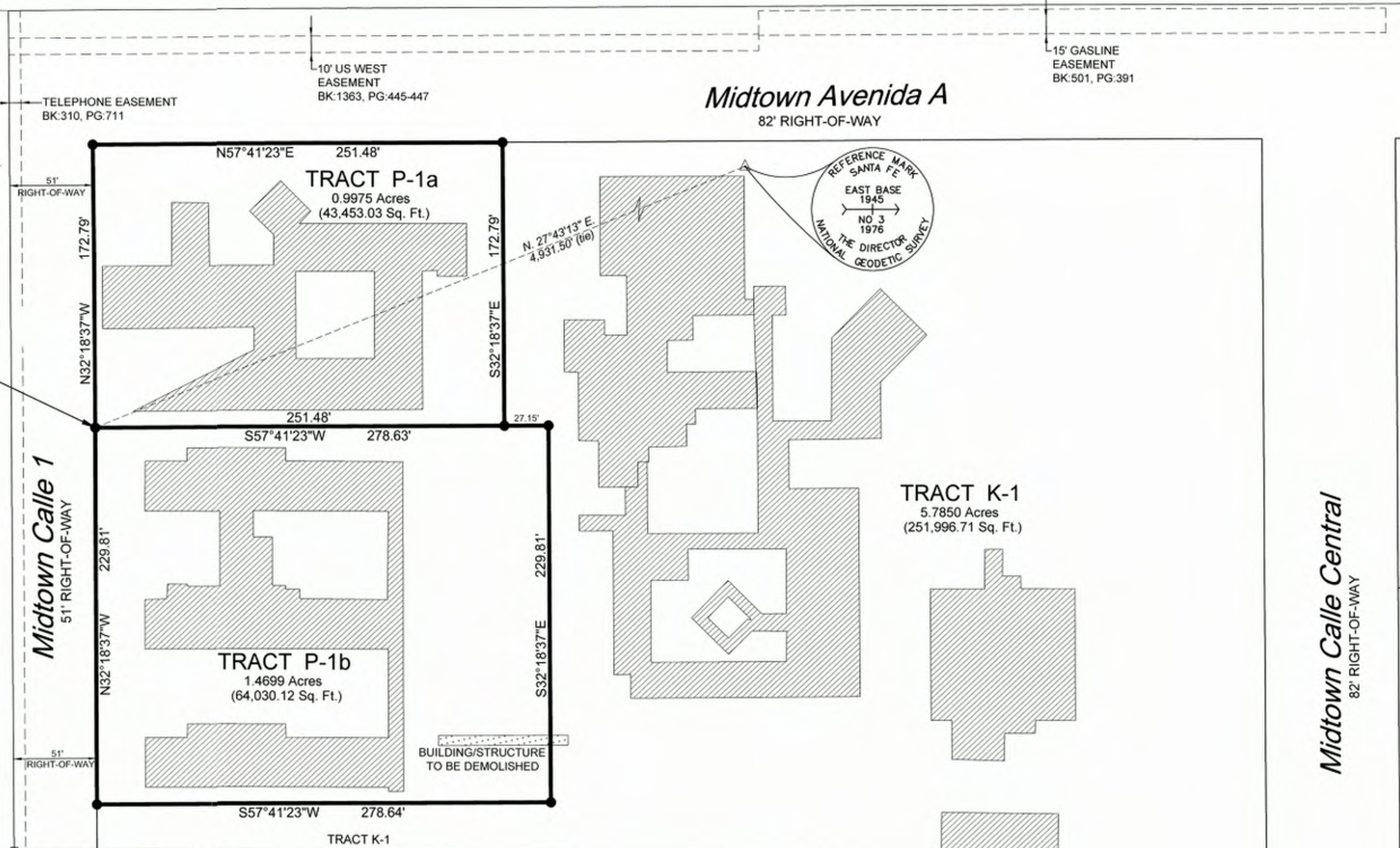
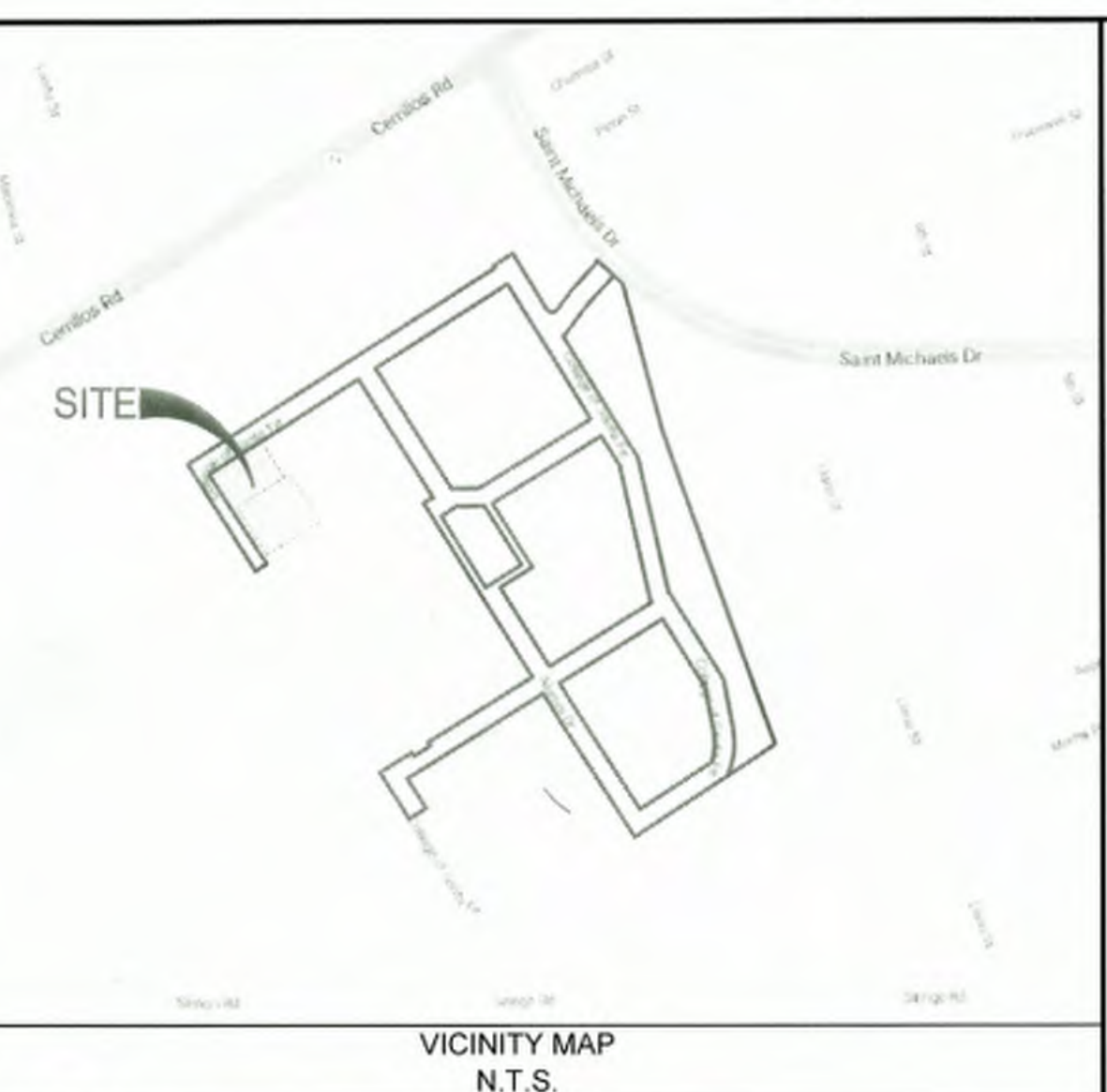
Valerie Espinoza
Deputy

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 A CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE# 8737\TR-O-P DATE: 10\04\10

921-22

COLLEGE OF SANTA FE SHOPPING CENTER, LLC INSTRUMENT # 1863168 07/23/2018

Lot Split to create TRACTS P-1a and P-1b OF EXISTING TRACT P-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024



- NOTES: 1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021. 2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. 3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".

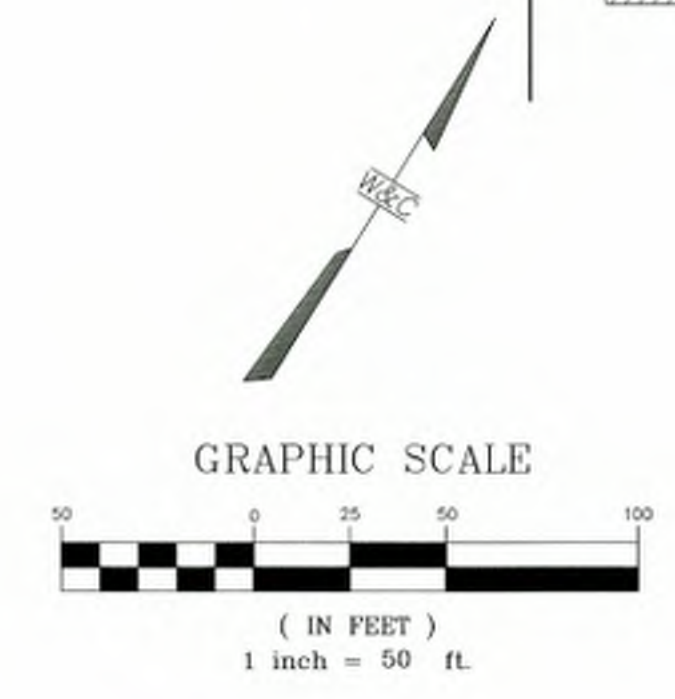
REFERENCED DOCUMENTS:

- 1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051. 2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.

PUBLIC UTILITY EASEMENTS

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

TRACT O-1 BOOK: 722, PAGE: 049 OCTOBER 12, 2010 (NOT A PART OF THIS PLAT, OWNED BY STATE OF NEW MEXICO)



- LEGEND: FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED) NEW LOT LINE ADJOINING LOT LINE EASEMENT LINE (AS NOTED) BUILDING BUILDING/STRUCTURE TO BE DEMOLISHED

UTILITY COMPANY APPROVALS:

- NEW MEXICO GAS COMPANY 2/8/2025 DATE:
SANTA FE WATER DIVISION 2/7/2025 DATE:
PUBLIC SERVICE COMPANY OF NEW MEXICO 2/16/2025 DATE:
CENTURYLINK 2/11/2025 DATE:

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO: CREATE TRACTS P-1a AND P-1b, FROM EXISTING TRACT P-1.

AFFIDAVIT: Lot Split NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.

OWNER: City of Santa Fe
BY: ALAN M. WEBBER, MAYOR 2/11/2025 DATE:
CITY CLERK: Andria Salazar 2/11/2025 DATE:
STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.
NOTARY PUBLIC: [Signature] 3/25/25 MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY: [Signature] 2/12/25 COUNTY TREASURER DATE:

CASE NUMBER: Tract P-1a & P-1b 2024-9396

REVIEWED BY CITY OF SANTA FE: [Signature] 2/11/25 CITY ENGINEER FOR LAND USE DATE:
[Signature] 2-11-25 CITY PLANNER DATE:

COUNTY OF SANTA FE STATE OF NEW MEXICO #2052469 I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock P.M. and was duly recorded in book 921, page(s) 22, of the records of Santa Fe County.
KATHARINE E. CLARK County Clerk, Santa Fe county, N.M. Deputy

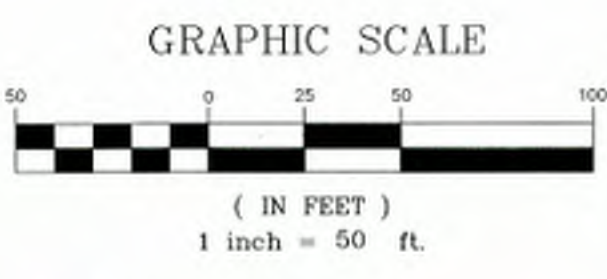
WILSON & COMPANY 4401 MASTHEAD ST. NE, SUITE 150 ALBUQUERQUE, NEW MEXICO 87109 OFFICE: 505-348-4000 FAX: 505-348-4155 www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK OWNER: CITY OF SANTA FE LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-23

COLLEGE OF SANTA FE SHOPPING CENTER, LLC
INSTRUMENT # 1903196
07/23/2018

Lot Split to create TRACTS Q-1a and Q-1b from Existing TRACT P-1 within Projected Section 34, T.17N., R.9E., N.M.P.M. Midtown Site Santa Fe County, New Mexico November 2024

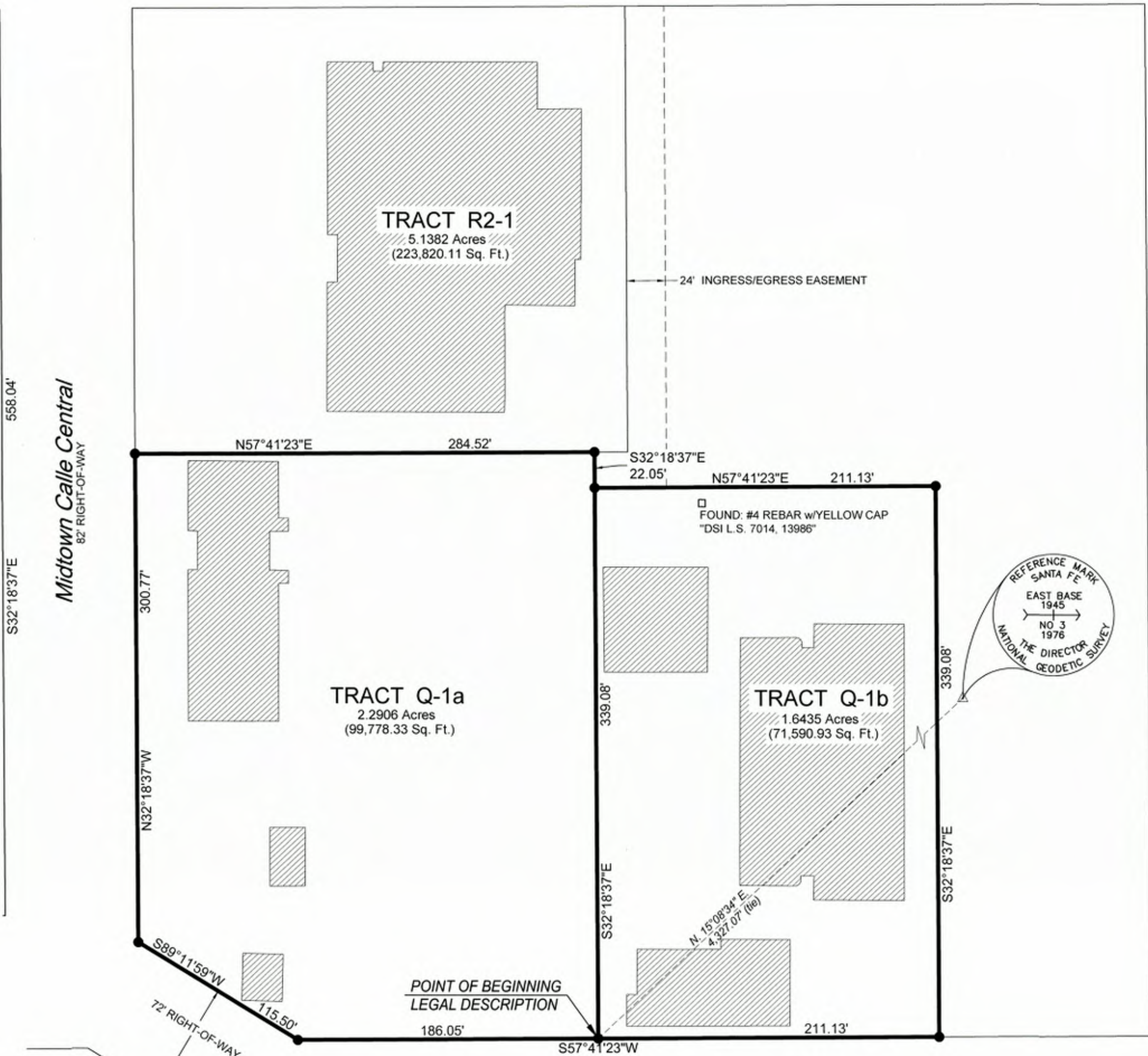


- LEGEND:**
- FOUND REBAR w/CAP (DESCRIPTION, AS NOTED)
 - NEW LOT LINE
 - ADJOINING LOT LINE
 - - - EASEMENT LINE (AS NOTED)
 - ▨ BUILDING
 - ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S 49° 38' 22" W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
- DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
- REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
- REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
- REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
- REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
- BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
- PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
- BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
- BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
- PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
- REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
- BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
- LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
- QUITCLAIM DEED FROM U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
- DECLARATION from U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
- SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
- EASEMENT FROM COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
- EASEMENT FROM COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
- EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
- VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
- EASEMENT FROM COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
- EASEMENT FROM COLLEGE OF SANTA FE to NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
- VACATION OF EASEMENT FROM COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

(CONTINUED) PUBLIC UTILITY EASEMENTS

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

UTILITY COMPANY APPROVALS:

- NEW MEXICO GAS COMPANY DATE: 2/6/2025
- SANTA FE WATER DIVISION DATE: 2/7/2025
- PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025
- CENTURYLINK DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268
DATE: 1-31-25



STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
TO CREATE TRACTS Q-1a AND Q-1b, FROM EXISTING TRACT Q.

AFFIDAVIT: * Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 3.9341 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: Andrea Galagon DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC: [Signature] DATE: 3/25/25
MY COMMISSION EXPIRES

REVIEWED BY SANTA FE COUNTY:
COUNTY TREASURER: [Signature] DATE: 02/12/25

CASE NUMBER:
Tract: Tract Q-1a & Q-1b Case #: 2024-9394

REVIEWED BY CITY OF SANTA FE:
CITY ENGINEER FOR LAND USE: [Signature] DATE: 2/1/25
CITY PLANNER: [Signature] DATE: 2-11-25

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM and was duly recorded in book 921, page(s) 23 of the records of Santa Fe County.

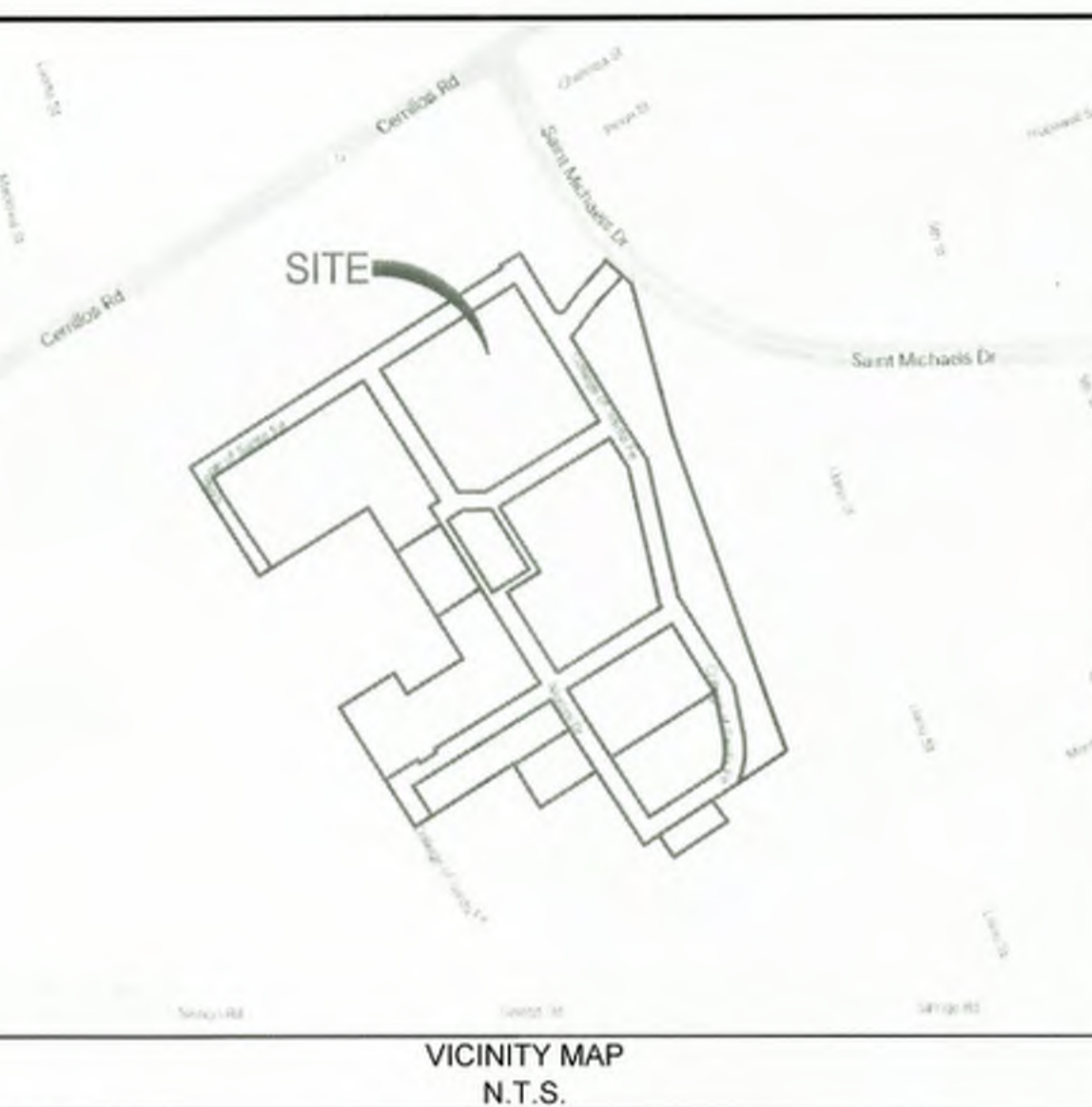
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.
Deputy

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-24

COLLEGE OF SANTA FE SHOPPING CENTER, LLC
INSTRUMENT # 1803168
07/20/2018

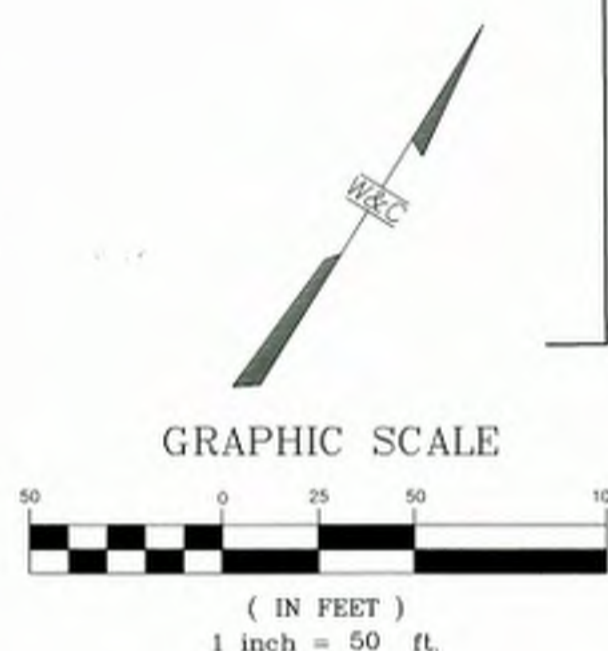


LEGEND:

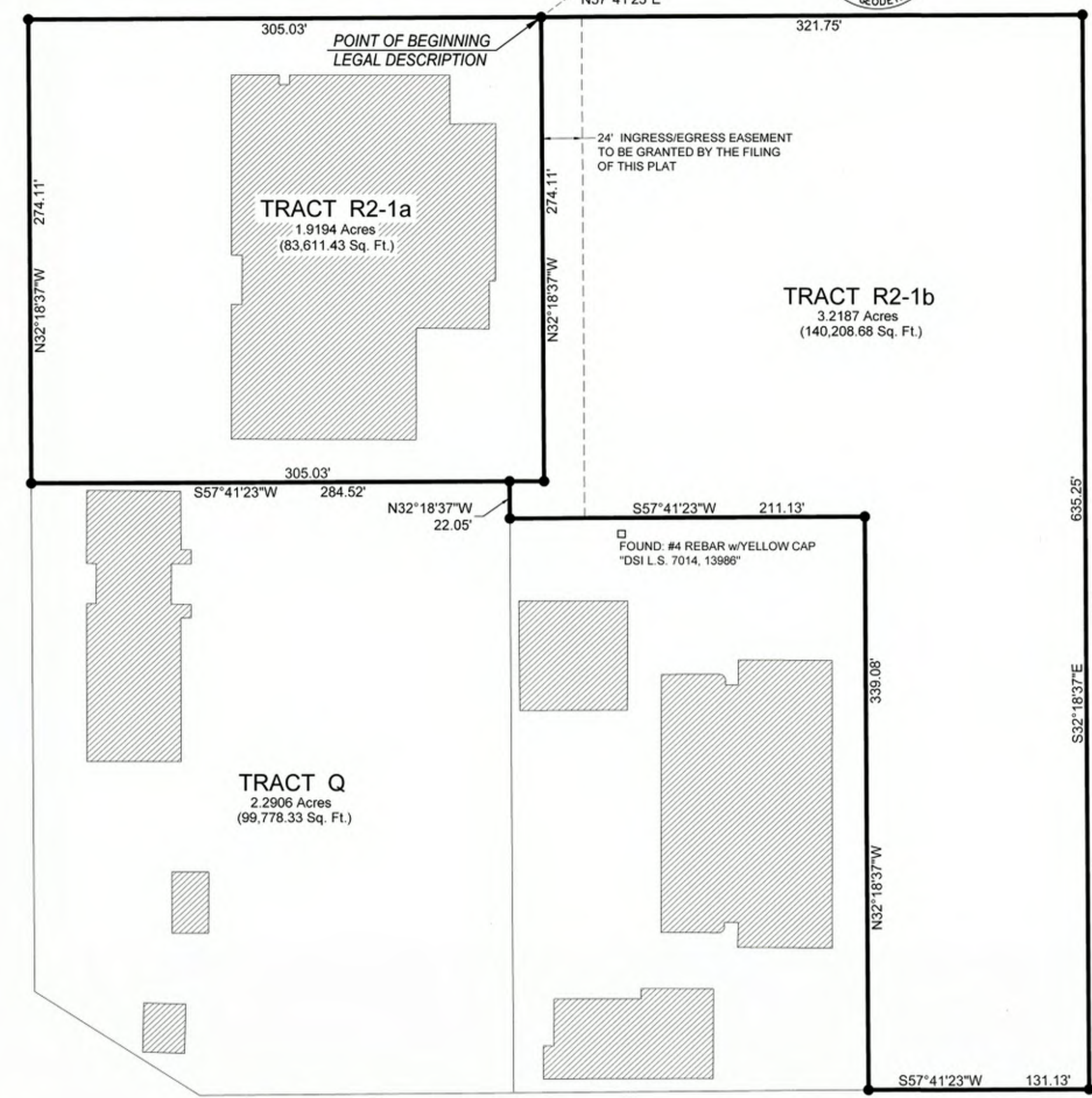
- FOUND REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- - - EASEMENT LINE (AS NOTED)
- ▨ BUILDING
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

- NOTES:**
- FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
 - BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES. COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0.0) BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984", BEARING = S.49°38'22"W.
 - BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
 - FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
 - EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
 - ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
 - ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
 - EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
 - SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

- REFERENCED DOCUMENTS:**
- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:
- PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
 - DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
 - REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
 - BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
 - PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
 - BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
 - PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/2009.
 - REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
 - BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
 - LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
 - QUITCLAIM DEED FROM U.S.A. TO COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
 - DECLARATION FROM U.S.A. TO COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
 - SPECIAL WARRANTY DEED FROM COLLEGE OF THE CRISTIAN BROTHERS TO CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
 - EASEMENT FROM COLLEGE OF SANTA FE TO BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
 - EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2009 as INSTRUMENT 1500540.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
 - EASEMENT FROM COLLEGE OF SANTA FE TO PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
 - EASEMENT FROM COLLEGE OF SANTA FE TO NEW MEXICO STATE BANK, filed JUNE 12, 2009 as INSTRUMENT 1566667.
 - VACATION OF EASEMENT FROM COLLEGE OF SANTA FE TO FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



Midtown Calle Central
82' RIGHT-OF-WAY



Midtown Calle 2
80' RIGHT-OF-WAY

**Lot Split to create
TRACTS R2-1a and R2-1b
PLAT OF EXISTING
TRACT R2-1**
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
CREATE TRACTS R2-1A AND R2-1B, FROM EXISTING TRACT R2-1.

AFFIDAVIT: *Lot Split
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOWN ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 5.1381 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: Alan M. Webber ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: Andria Salazar DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER: [Signature] DATE: 2/12/25

CASE NUMBER:

Tract: Tract R2-1a & R2-1b Case #: 2024-9397

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE: [Signature] DATE: 2/11/25

CITY PLANNER: [Signature] DATE: 2-11-25

COUNTY OF SANTA FE
STATE OF NEW MEXICO # 2024-9397 } SS
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM, and was duly recorded in book 921, page(s) 24 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.
[Signature] Deputy

County Clerk Seal

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

(CONTINUED) PUBLIC UTILITY EASEMENTS

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY DATE: 2/6/2025

SANTA FE WATER DIVISION DATE: 2/2/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2/6/2025

CENTURYLINK DATE: 2/10/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

[Signature]
BENJAMIN M. ARAGON N.M.P.S. #15268
DATE: 1-31-25



WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com



INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Vicinity Map



Legend

-  The Midtown Site
-  Existing Access Points

Existing 5.4.1 Development Standards

5.4.1 Development Standards Regulating Plan

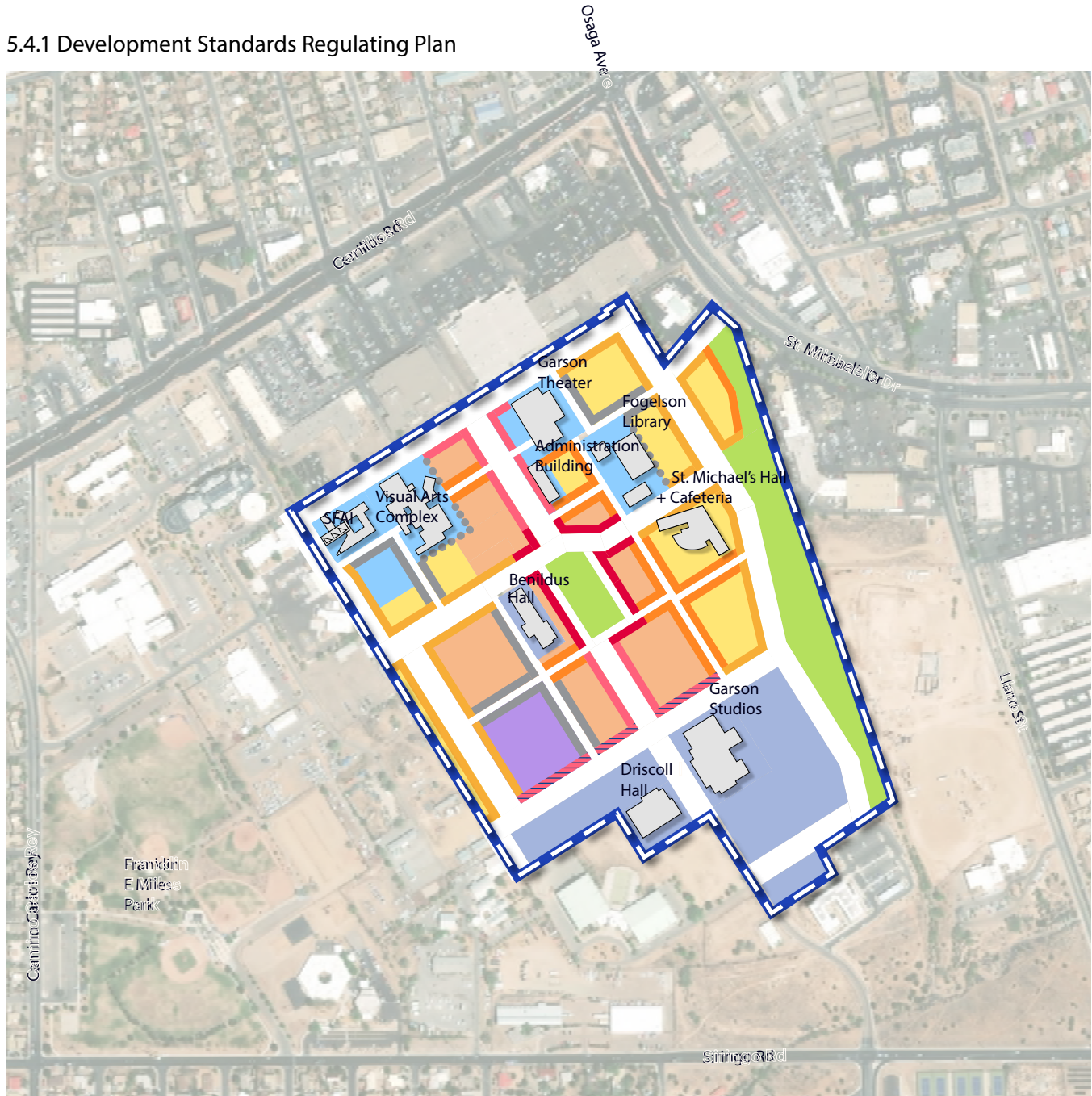


Legend

- The Midtown Site
- Sub-Zones:**
- Civic Space (CS)
- Mixed-Use Neighborhood (MU-N)
- Mixed-Use Center (MU-C)
- Mixed-Use Office (MU-O)
- Mixed-Use Film (MU-F)
- Community-Oriented Use (CO)
- Existing Buildings to Reuse
- Facade Zones:**
- Plaza (PL)
- Main Street (MS)
- Main Street-Office (MS-O)
- Live/Work (LW)
- Neighborhood Residential (NR)
- Neighborhood Paseo (NP)
- 3 stories max. height within 30' of indicated parcel line

Proposed 5.4.1 Development Standards

5.4.1 Development Standards Regulating Plan



- Legend**
- The Midtown Site
 - Sub-Zones:**
 - Civic Space (CS)
 - Mixed-Use Neighborhood (MU-N)
 - Mixed-Use Center (MU-C)
 - Mixed-Use Office (MU-O)
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 - Live/Work (LW)
 - Neighborhood Residential (NR)
 - Neighborhood Paseo (NP)
 - 3 stories max. height within 30' of indicated parcel line

**Midtown Master Plan Amendments
Early Neighborhood Notification – Summary Notes**

Date: June 3, 2025
Time: 5:30-7:00pm
Location: Zoom / Virtual
Attendees: Carly Venditti, Asset Development Manager, City of Santa Fe Metropolitan Redevelopment Agency (*applicant*)
 Lisa Gavioli, Senior Project Manager, NV5 (*agent*)
 Heather Lamboy, Director, Planning and Land Use (PLU) Department
 Joel Cruz-Haber, Senior Planner, City of Santa Fe PLU Department
 5 members of the public

Comment/Question	Response
<p>Written Comment: <i>“I request that the changes being made to ease the process, reduce limitations and requirements, and allow additional permitted uses than are currently allowed by the LINC Overlay, particularly the standards for landscape, signage and temporary art installations (excluding the increase to the maximum building height), extend the least restrictive of the existing LINC Overlay District provisions or the proposed provisions and apply to all properties in the Overlay district, as it is unfair that the City allow for benefiting the property it owns, without providing the same benefits to other property owners in the LINC Overlay District.”</i></p>	<p>The changes proposed apply only to the Midtown Master Plan, which regulates development at the Midtown Site specifically. Although this site is located within the Midtown LINC Overlay District, standards defined within the Midtown Master Plan only apply to the Midtown Site. The City is not the only property owner within the Midtown Site.</p>
<p>Concern that the changes being proposed, especially the height increase at the façade zones, will substantially alter the character of the primary human interface as it was envisioned by the community engagement process.</p>	<p>The proposed amendments will remove the requirement for step-backs in the façade zones and will bring the maximum allowable height in the façade zones up to 5 stories, matching the allowable height throughout the Midtown Site. In response to the concerns over the character of the streetscape, the MRA is planning to include language that strongly encourages step-backs or other forms of façade relief.</p>
<p>Concern that the proposed amendments to the proposed use table will effectively change the zoning to C-2.</p>	<p>The underlying zoning of the site is C-2, so aligning the permitted uses with C-2 will not have the effect of rezoning the site. All of the prohibited and conditional uses as defined by the use table in the Master Plan will remain prohibited and conditional. Making reference to the permitted uses in C-2 will have the effect of ensuring that multi-unit residential development can be included throughout the site.</p>

Comment/Question	Response
<p>Concern that the proposed changes do not involve enough public process. The creation of the plan took place over many months and engaged over 2,000 people, while the proposed amendments will only have one ENN meeting and any required public hearings.</p>	<p>Whenever a master plan of this scale and type is adopted, it is always presumed that as implementation takes place, minor adjustments may be needed in order to correct unintended conflicts or development challenges that the master plan did not anticipate. The minor changes being proposed represent such an effort to tweak the plan so that it is easier to implement in alignment with the vision that was co-created with extensive community involvement.</p>
<p>Does the Midtown Master Plan supercede the Midtown LINC Overlay District?</p>	<p>The Midtown Master Plan does supercede the regulations in the Midtown LINC Overlay District where deviations from the LINC are specifically addressed. Where the Midtown Master Plan is silent on a topic, the regulations in the underlying zoning apply, including C-2 and the Midtown LINC Overlay District.</p>
<p>Will the ENN meeting be documented with a transcript or with summary notes?</p>	<p>The ENN meeting will be documented with summary notes.</p>
<p>Concern about reduction in street size and infrastructure changes, including sewer design. Will there be additional ENN meetings to address these issues?</p>	<p>The topic of this ENN is specifically the proposed amendments to the Midtown Master Plan. The ongoing infrastructure design for the Midtown Site will involve additional ENN meetings where these concerns can be directly addressed.</p>
<p>Preference expressed that the landscape language that will be introduced direct developers to plant low-level, low-water-use vegetation. Concern that 2” caliper trees will not survive, even with the required irrigation.</p>	<p>The landscape standards in the Land Development code already require low-water-use vegetation, and the proposed 2” tree caliper is in alignment with what is required throughout the City as a minimum size for deciduous trees.</p>

Midtown Master Plan Amendments and Modifications				
Page	Section	Proposed Standard	Current Standard	Date of Approval
114	5.4	Development Standards Regulating Plan	Development Standards Regulating Plan	
115		Remove Façade Zone Standards Main Street-Office (MS-O) standards at MU-F northern façade zone	Main Street-Office (MS-O) Façade Zone Standards are currently applied to the northern frontages of MU-F development tracts F1-a and I1-a.	
		Insert footnote stating that the northern façade zone of the MU-F will be pursuant to the Midtown Overlay Zoning District requirements for "Qualifying Projects".		
		Change Tract O (including Benildus) subzone to MU-C.	Tract O is currently designated subzone MU-N.	
	5.5	Sub-Zone Standards	Sub-Zone Standards	
117-121		Remove Permitted Use Table.	Permitted Use Table specifies permitted, prohibited, and conditional uses for each subzone in the Midtown Site.	
		Replace table with a list of prohibited uses and conditional uses.		
		Add C-2 Permitted Uses, Refer to SFCC 14-6.1, Table 14-6.1-1		
		Add Language "Subzones are the recommended and preferred use for the parcels"		
	5.6	Façade Zone Standards	Façade Zone Standards	
127 & 129		Remove step-back requirement for all buildings at façade zone.	Step-backs required above the third story, as defined in note 2 under "Height" and referenced as E in the illustration.	
131 - 135		Change "Building Height in Façade Zone" to "5 stories max" to match the height that is allowed elsewhere.	"Building Height in Façade Zone" specified as "3 stories max" and called out as A in illustration.	
125		Insert language that encourages the use of step-backs, fenestration, and other forms of façade articulation.		
	5.8	Design Standards General to All	Design Standards General to All	
154		Insert language that requires landscape design to follow SFCC 14-5.5(D)(9) for the Midtown Local Innovation Corridor (LINC), with a note that the caliper for new trees on the Midtown Site is 2" at time of planting.	No mention of landscape standards presently.	
		Add signage and temporary art language adapted from the Railyard Master Plan (see below).	No mention of signage or temporary art installation standards presently.	
		Insert general statement that signage located in the Midtown Site is governed by SFCC 14-5.5(D)8 in addition to the requirements found in Section 14-8.10.		
		Insert: Building Signage. Signage and font shall be similar or the same as found on existing buildings throughout the Midtown Site, which form the basis for future Midtown standards (see the Fogelson Library and Garson Performance Theater, as reference). Signs are to be painted on the building skin or on thin panels mounted closely to the building. Pin and channel lettering and numbers are to be mounted closely to the building. Pole mounted signs are not permitted. Hanging signs are permitted under canopies or portales. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision.		
		Insert: Site Directional and Wayfinding Signs. Signs are to be fabricated in metal and finished in durable high quality metal paint finish or natural metal finishes. Wayfinding signs shall be used at street edges and bus stops. Sign colors shall be consistent with the Midtown color palette (see Midtown color palette). Sign forms shall be simple and minimalistic. Signs shall be constructed of metal, color shall be black, plus 1 or 2 accent colors using the Midtown color palette. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision. Wall signs associated with film studio stages within the Midtown LINC Overlay District and whose sign faces parallel to a wall or garage attached to a film studio stage shall be painted and shall not exceed 250 sqft.		
		Insert: Murals and Art Installations. Publicly visible murals and art installations are permissible with approvals from the Metropolitan Redevelopment Agency. The relocation of existing sculpture and installation of new art in public and publicly visible spaces are encouraged and must consider structural stability, weather, circulation, and safety. Murals on public property shall be pursuant to the MRA Public Arts Murals Agreement.		



Midtown Master Plan – Administrative Approval

The Midtown Redevelopment Authority requested administrative minor modifications to the Midtown Master Plan approved November 30, 2022 (Resolution 2022-68) as of February 10th, 2025. The following provisions in the Midtown Master Plan and SFCC granted the Land Use Director power to administratively approve these as of March 17, 2025.

Midtown Master Plan Modifications

Section 5.2A	Neighborhood Street	p. 96
	Add text "Street widths and on-street parking layout will be subject to field testing and adaptable to site conditions"	
	Change maximum Right-of-Way width from 94' to 82'	
	Change maximum Sidewalk width from 16' to 10'	
Section 6.2	Policy for the Midtown Site + Surrounding Area	p. 173
	Change title "Proposed Policies for the Midtown Site" to "Stormwater Policy for the Midtown Site"	
	Delete text under "Proposed Policies for the Midtown Site" and insert new text requiring that all new development will be required to implement stormwater management systems that capture and manage the 90th percentile storm event.	
Section 6.3	Alternative Energy - Photovoltaics	p.180
	Insert new sub-section title: "Alternative Energy Sources"	
	Under "Alternative Energy Sources" insert new text requiring that all new construction standards on Midtown development sites require the installation of a solar photovoltaic (PV) system on the roof area of the building, or on the development site, to provide electricity to newly constructed buildings	

Chapter 14 Land Use Director Approval Authority

Administrative changes within the Midtown Master plan shall be facilitated through minor modifications and or administrative deviations as determined by SFCC 14-2.11(C).

Minor Modification SFCC 14.2-11(C)2

The land use director may approve minor quantitative and qualitative modifications on an approved master plan, development plan, subdivision plat , special use permit or other development approval, subject to the following:



Midtown Master Plan – Administrative Approval

- a. written request by the applicant explaining the need for the modification;
- b. written finding by the land use director that the modifications do not substantially change the function or appearance of the development , and will not result in any negative health or safety impacts on the community or negatively impact a neighboring property ;
- c. the minor modification may not allow increased density or allow uses not otherwise shown on the approved plan or plat ; and
- d. the minor modification complies with all standards and requirements of Chapter 14, except as otherwise allowed by this section.

The Planning Commission is empowered by SFCC 14-3.9 to recommend the amendment of Master Plans to the Governing Body. Additional amendment requests will be pursued through a Master Plan amendment application with the City of Santa Fe Metropolitan Redevelopment Agency as the applicant.



To: Heather Lamboy, Land Use Director

From: Lisa Gavioli, Senior Project Manager, NV5 (*agent for Metropolitan Redevelopment Agency*)

Via: Daniel Hernandez, Metropolitan Redevelopment Agency Director; Carly Venditti, Asset Development Manager

Date: July 1, 2025

Re: Midtown Master Plan Administrative Minor Modifications

Good afternoon, Heather,

The Metropolitan Redevelopment Authority (MRA) is requesting administrative minor modifications to the Midtown Master Plan approved November 30, 2022 (Resolution 2022-12). Per SFCC §14-2.11(C)(2), the Land Use Director may approve “minor quantitative and qualitative modifications on an approved master plan, development plan, subdivision plan, *special use permit* or other development approval, subject to the following:

- a) Written request by the applicant explaining the need for the modification.
- b) Written finding by the land use director that the modifications do not substantially change the function or appearance of the development, and will not result in any negative health or safety impacts on the community or negatively impact a neighboring property;
- c) The minor modification may not allow increased density or allow uses not otherwise shown on the approved plan or plat; and
- d) The minor modification complies with all standards and requirements of Chapter 14, except as otherwise allowed by this section.”

Accordingly, the MRA requests such minor modifications to the Midtown Master Plan in order to facilitate smooth implementation of the plan in alignment with the vision for the Midtown Property, as described below.

PROPOSED MINOR MODIFICATIONS

Section 5.2: Thoroughfare Standards: 5.2A Neighborhood Street (Page 96)

The dedication of right-of-way and utility planning throughout the Midtown Site required the revision of the thoroughway type 5.2A Neighborhood Street. This right-of-way was previously designated with a total width of 94’, comprised of vehicle traffic lanes, bicycle lanes, parking lanes with curb extensions, sidewalks, stormwater infrastructure, and a landscaped zone. However, after further analysis by the roadway and infrastructure team, including the City’s Public Works Department, it was determined that a modification was needed to the sidewalk widths in the Neighborhood Street thoroughway type. The proposed Minor Modification provides for a reduced right-of-way at 82’, resulting from the reduction of sidewalk widths to 10’ on each side of the street rather than the originally approved 16’.



Section 5.2 Roadway Width Reduction at Certain Location. The Minor Modification is a required reduction of the roadway width adjacent to the west of Tract P1.a and Tract P1.b. This will allow for the continuous development of the exterior thoroughfare along Tracts P1.a and P1.b adjacent to Santa Fe Art Institute’s proposed Makers Space within the Visual Arts Center campus. A roadway width reduction will allow for increased green space in front of the makers space and allow for infrastructural continuity.

Section 6.2: Policy for the Midtown Site + Surrounding Area 6.2 (Page 173)

Stormwater Management Requirements

The proposed Stormwater Policy originally required private developments to design flood control management set at a minimum 80th percentile and an aspirational 90th percentile. The proposed Minor Modification requires that all new developments manage 90th percentile storm events—defined as 0.80 inches of rainfall onsite. The new text was prepared by a member of the Development Review Team (DRT) from River and Watershed Management in consultation with the infrastructure team.

This modification will eliminate existing text under “Proposed Policies for the Midtown Site,” and insert a new title “Stormwater Policy for the Midtown Site” and text requiring all new development will be required to implement stormwater management systems that capture and manage the 90th percentile storm event. The proposed stormwater management policies for Midtown are put into practice, as follows:

- A. *Stormwater Management Requirements. All new development will be designed and required to implement stormwater management systems that capture and manage the 90th percentile storm event, defined as a rainfall depth of 0.80 inches, onsite.*
 - 1. *Development proposals shall include a technical memorandum with all supporting documentation, modeling results, and drainage calculations related to the feasibility analysis for complying with the stormwater management requirements, which shall be addressed and submitted to the City as part of the development review process.*
 - 2. *All stormwater management documentation and supporting analysis shall be prepared and signed by a registered engineer licensed in the State of New Mexico.*
- B. *Non-Compliance with 90th Percentile Storm Management*
 - 1. *In the event that the proposed development is unable to manage the 90th percentile storm onsite, a technical memorandum must be submitted to the City for consideration. The technical memorandum shall include a comprehensive analysis detailing the infeasibility of meeting the discharge requirements for the 90th percentile storm event onsite.*
- C. *Stormwater Variance Requests and Associated Fees*



1. *Development proposals seeking a variance from the 90th percentile storm management requirement may be subject to additional stormwater management fees. The specific fee assessment shall be determined by the City at the time of the variance request.*

D. Minimum Stormwater Management Requirements

1. *Development proposals unable to comply with the 90th percentile storm management requirement shall, at a minimum, manage the 80th percentile storm event, defined as a rainfall depth of 0.50 inches, onsite.*

Section 6.3: Other Utilities + Infrastructure 6.3 (Page 180)

Alternative Energy - Photovoltaics

The Master Plan provides for eliminating gas as an energy source and the development of electric infrastructure and building requirements. The City's Public Works Department has proposed a policy that allows flexibility in alternative energy sources with a focus on photovoltaics (PV) under a new sub-section title "Alternative Energy Sources." Under the proposed Minor Modification, solar photovoltaic (PV) systems for new buildings must meet one of the following approaches that provides the greatest supply of electricity:

- At least fifty percent (50%) of the roof area shall be dedicated to a PV; or
- At least fifty percent (50%) of the building's energy needs shall be estimated to be provided by the on-site PV system, as provided in energy calculations submitted by a certified engineer.

Minor Modification Approval Criteria Responses

The Metropolitan Redevelopment Agency (MRA) is requesting approval for a minor modification to the existing Midtown Master Plan to allow for implementation that aligns with site conditions and sustainability best practices and maintains alignment with the development vision for the Midtown Property. Below are the MRA's responses to each of the approval criteria for minor modifications, as specified in SFCC §14-2.11(C)(2).

- a) Need for modifications: The Master Plan was approved in 2022 with the intention that the implementation of the plan would be dynamic and incremental, adapting to conditions according to site and market conditions. Section 3 of the Master Plan describes the Plan as a model for equitable development and sustainable urbanism—one that creates a mixed-use center. In the process of establishing the parcels for development on the blighted site, the proposed modifications are necessary to adapt roadway, stormwater, and photovoltaic standards to current site-specific conditions.
- b) Modifications do not substantially change the function or appearance of the development and will not result in negative health or safety impacts on the community or neighboring properties: The proposed



changes will not substantially alter the function or appearance of the development pursuant to the Master Plan, nor will they result in health or safety impacts to the community or neighboring properties.

1. Reducing the right-of-way width west of Tracts P1.a and P1.b. maintains pedestrian, bicycle, and vehicle access as outlined in Section 5.2 of the Master Plan, while allowing for expanded green space in front of the Makers Space and improved infrastructure continuity.
 2. Enhanced stormwater retention—meeting the 90th percentile threshold—will also reduce runoff onto adjacent properties during rain events.
 3. Proposed photovoltaic standards allow for smooth implementation of alternative energy at Midtown without negative impacts to the performance or appearance of resulting buildings.
- c) Minor modification will not allow increased density or allow uses not otherwise show on the approved plan: The proposed Minor Modifications do not increase density or introduce any uses not already permitted under the approved Master Plan (Resolution 2022-12), which maintains the mixed-use development.
- d) Minor modifications will comply with all standards and requirements of Chapter 14: The regulatory design standards established in the Master Plan are complimentary and supplemental to existing SFCC Chapter 14 regulations, including the Midtown Local Innovation Corridor (LINC). All Minor Modifications will comply with standards and requirements in SFCC Chapter 14.

Conclusion

Thank you in advance for your review and attention to this request. Please let us know if you need any additional information or clarifications. I can be reached at 505-362-8294 or lisa.gavioli@nv5.com, and Carly Venditti can be reached at 505-795-0675 or cavenditti@santafenm.gov.

Attachment: Midtown Master Plan, revised 3.17.2025



June 18, 2025

<<revised July 10, 2025>>

Joel Cruz-Haber, Senior Planner
Planning and Land Use Department
City of Santa Fe

Sent via email: jacruzhaer@santafenm.gov and planning@santafenm.gov

RE: APPLICATION FOR AMENDMENT 1 TO THE MIDTOWN MASTER PLAN

Dear Mr. Joel-Haber,

On behalf of the City of Santa Fe Metropolitan Redevelopment Agency (“MRA”), I respectfully submit this application letter and supporting documentation for Amendment 1 to the Midtown Master Plan for review and consideration. The Midtown Property (also referred to as the “Midtown Site”) is located at 1600 Saint Michael’s Drive. It is zoned C2-PUD and is located within the Midtown Local Innovation Corridor (LINC) Overlay District. The Future Land Use Map identifies the Midtown Property as “Transitional Mixed Use.”

BACKGROUND

The Midtown Property is a 64.22-acre area comprised of multiple parcels located in the geographic center of the City of Santa Fe (See attached Vicinity Map and Legal Lot of Record Documentation). The Midtown Property had previously been used as a higher education campus, for both the College of Santa Fe and the Santa Fe University of Art and Design (SFUAD). When SFUAD operations ceased in 2018, the City of Santa Fe (“City”) immediately commenced a city-wide, community-driven planning process to determine the future of the Midtown Site. The “Concept Phase” culminated with a Vision and Concept Plan that established the Midtown Planning Guidelines. Based on the Midtown Planning Guidelines, the “Planning Phase” focused on creating the regulatory and policy plans for the redevelopment of the Midtown Property.

The Midtown Master Plan (“Master Plan”) establishes regulations regarding land uses, urban designs, open space and circulation, stormwater management, as well as other sustainable design and development practices. The Midtown Community Development Plan provides policy requirements and priorities in response to community voices regarding equity, environment, economy, and culture. These two plans were unanimously approved by the City’s Governing Body in 2022 (Resolution 2022-68) and 2023 (Resolution 2023-5), respectively. Together,

these plans are called the Midtown Redevelopment Plans, which regulate and direct all development at the Midtown Property.

The Metropolitan Redevelopment Agency (“MRA”) proposes amendments to the Midtown Master Plan to facilitate development as intended by the approved Midtown Redevelopment Plans. Multi-phased master plans, like the Midtown Master Plan, require continual evaluation and oversight to ensure that the plans respond to specific site conditions and evolving market demands during implementation to achieve the desired outcomes of the approved master plans. The MRA, the City’s agency responsible to implement and steward the Midtown Redevelopment Plans, has identified minor changes to the Master Plan that align with its core vision, intent, goals, and objectives, and that further policy directives for the area as stated in the Midtown Community Development Plan, the Midtown LINC Overlay District, and the General Plan. In March 2025, a request for several minor modifications to the plan were submitted for administrative approval, including minor changes to the Neighborhood Street section and the addition of policy statements related to stormwater and alternative energy sources. (See attached *Midtown Master Plan Administrative Amendment Memo*, dated March 17, 2025, and *Midtown Master Plan Administrative Minor Modifications Memo*, dated July 1, 2025.) The changes proposed within Amendment 1 require Planning Commission and Governing Body review and are intended to allow for the Midtown Master Plan to be implemented more smoothly and efficiently.

PROPOSED AMENDMENTS: DEVELOPMENT STANDARDS REGULATING PLAN

The proposed amendments to the Development Standards Regulating Plan include removal of the Main Street - Office (MS-O) Façade Zone from the northern frontage of the Mixed-Use Film (MU-F) Sub-Zone (Tracts F-1a and I-1a) as well as changing the Sub-Zone designation for Tract O from Mixed-Use Neighborhood (MU-N) to Mixed-Use Center (MU-C). Please see attached Existing and Proposed Development Standards Regulating Plan for reference.

Initial development proposals for Tract F-1a have demonstrated that the MS-O Façade Zone is not compatible with the Mixed-Use Film (MU-F) Sub-Zone, and the LINC Overlay along with the design standards established by the Midtown Master Plan are sufficient to address character and appearance for residential and mixed-use development in the MU-F Sub-Zone. Specifically, the MS-O Façade Zone requires numerous openings (doors and/or windows) consistent with a building form with street-level commercial shop fronts and upper story residential units. However, this type of development is not consistent with the Mixed-Use Film (MU-F) Sub-Zone and is overly restrictive for the redevelopment and infill development intended for those tracts. All development within the MU-F Sub-Zone will comply with the underlying Midtown LINC requirements, upon which the Master Plan is based, including the architectural points review process required by the LINC (SFCC §14-8.7). In addition, all development will refer to and be evaluated for consistency with architectural and urban design guidelines provided in the Midtown Master Plan (pages 136-153).

Additionally, the proposed Sub-Zone change to Tract O will provide for a greater range of commercial uses on that parcel than were originally anticipated but which align with the mixed-use intent of the Midtown Master Plan in this central area of the Midtown Site. The tract is presently designated Mixed-Use Neighborhood (MU-N), which limits development to a range of housing types and very few commercial uses; whereas, changing the Sub-Zone to Mixed-Use Center (MU-C) will provide opportunities for a wider range of job-creating commercial uses, including retail, dining, and entertainment, in addition to housing, which will encourage a more robust mixed-use development program on this centrally located tract.

The proposed amendments to the Development Standards Regulating Plan provide the flexibility to allow an appropriate range of commercial uses as well as multi-unit residential development throughout the Midtown Site, as was intended by the Midtown Redevelopment Plans. The proposed amendments to the Development Standards Regulating Plan effectively facilitate the development of a mixture of uses on all parcels within the Midtown Site.

PROPOSED AMENDMENTS: SUB-ZONE STANDARDS

Within the Sub-Zone Standards, the proposed amendments will replace the Permitted Use Table with a reference to the Permitted Uses delineated for C-2 zoning (SFCC §14-6.1, Table 14-6.1-1) and a list of Prohibited and Conditional Uses that apply to the Midtown Property. As staff began applying the Permitted Use Table, they realized that it was too restrictive to implement the development vision for Midtown and that the permitted uses in C-2 more closely align with the intent of the plan. This change will permit multi-unit residential development throughout the Midtown Property, including those tracts where previously it was not permitted (such as MU-F), while maintaining all Special Uses (also called Conditional Uses) and Prohibited Uses to remain consistent with the Midtown Master Plan as originally approved. This amendment to allow a mix of uses does not apply to the Open Space (OS) or Community-Oriented (OS) Sub-Zones. The allowable mix of uses under this amendment are consistent with and refer to C-2 districts, which is the underlying zoning upon which the Midtown Master Zone is based.

The proposed change to the existing Table 5.5.A Allowed Uses is consistent with the intent of the Master Plan and will maintain the non-permitted uses and conditional uses as established during community engagement sessions. The underlying zoning is C-2, which allows uses defined by SFCC §14-6.1 Land Use Categories and Table 14-6.1-1 of Permitted Uses, with the exception of the Prohibited and Conditional Uses as they are currently defined in the Master Plan. Reference will be made to the Permitted Uses in C-2, and the following lists of Prohibited and Conditional Uses will be inserted into the Master Plan:

All uses that are permitted in C-2 Districts, as specified in SFCC §14-6.1, Table 14-6.1-1, are permitted throughout the Midtown Site, with the exception of the Prohibited and Conditional Uses specified below.

The following uses are prohibited throughout the Midtown Site, in all Sub-Zones:

Prohibited Uses

<i>Group Residential Care Facility, Correctional</i>	<i>Drive-throughs</i>
<i>Mobile home, permanent installation</i>	<i>Cabinet Shops, Custom</i>
<i>Mobile home park</i>	<i>Sign Shops</i>
<i>Short-Term Rental Unit</i>	<i>Sexually Oriented Business</i>
<i>Vacation Time Share Projects</i>	<i>Automobile Salvage and Wreckage Yard</i>
<i>Electrical Facilities; Substation, Switching Stations, Transmission Lines</i>	<i>Vehicle Service and Repair Establishments including Tire Service</i>
<i>Vocational or trade schools, light industrial</i>	<i>Manufacturing and Production</i>
<i>Hospital and Extended Care Facilities</i>	<i>Light assembly and manufacturing</i>
<i>State Licensed Foster Homes</i>	<i>Storage Facilities</i>
<i>Cemeteries, Mausoleums and Columbarium</i>	<i>Outdoor Storage</i>
<i>Funeral Homes or Mortuaries</i>	<i>Animal Production and Commercial Stables</i>
<i>Animal Sales and Service</i>	<i>Composting</i>
<i>Cannabis; Consumption Area, Manufacturing, Producers with more than 200 plants, Outdoor growing, Laboratory</i>	

The following uses may be permitted as Conditional Uses (also known as “Special Uses”) in all Mixed-Use Sub-Zones and are subject to SFCC §14-3.6 Special Use Permits.

Conditional Uses

<i>Continuing Care Community</i>	<i>Cannabis Testing Laboratory</i>
<i>Group Residential Care Facility</i>	<i>Commissary Kitchen</i>
<i>Boarding, dormitory, monastery</i>	<i>Department and Discount Stores</i>
<i>Police and Fire Stations (> 6 Staff)</i>	<i>Religious Assembly</i>
<i>Elementary and secondary schools, public and private</i>	<i>Religious, educational and charitable institutions (does not include schools or assembly uses)</i>
<i>Colleges and Universities</i>	<i>Transit transfer facilities</i>

<i>Adult day care</i>	<i>Nonprofit theaters for production of live shows</i>
<i>Human service establishments</i>	<i>Urban Farm (Ground Level, Roof Level, and Open-Air)</i>
<i>Sheltered care facilities</i>	<i>Aquaponics, Aquaculture (less than 750 sf), Hydroponics</i>
<i>Utility Facility</i>	

PROPOSED AMENDMENTS: FAÇADE ZONE STANDARDS

Within the Façade Zone Standards, proposed amendments eliminate step-back requirements at third story, street-facing façades and allow the height of street-facing building façades to match the maximum of five stories allowed elsewhere at the Midtown Site. This amendment also includes language that encourages the use of façade step-backs at the street and expresses a preference for architectural design proposals that fulfill the intent of the Midtown Master Plan to create diverse building forms and façade articulation to enhance the aesthetic quality, interest, and pedestrian scale of the public realm. Rather than requiring step-backs, MRA and City staff will direct development proposals to refer to and be consistent with sample images of façade articulation, set-backs, fenestration, and other street frontage design intents provided in the Midtown Master Plan.

The proposed amendments to the Façade Zone Standards provide for more flexibility in applying urban design guidelines while also increasing the potential for additional residential units. MRA and Planning and Land Use Department oversight and design review of development proposals will be important to ensure alignment with the intent of the Midtown Master Plan urban design guidelines.

PROPOSED AMENDMENTS: DESIGN STANDARDS, GENERAL TO ALL

The proposed amendment to the Design Standards General to All provides for the following:

- 1) Signage design requirements, which had not been previously included;
- 2) Temporary art installation guidelines and requirements, including murals, which had not been previously included; and
- 3) Language that references the landscape design standards for the Midtown LINC Overlay District (SFCC §14-5.5(D)(9)), while specifying that the minimum caliper for new street trees at the Midtown Property shall be 4” at the time of planting and shall have a minimum mature height of 25’ and that other new trees shall have a minimum caliper of 2” at the time of planting, which is consistent with the requirements for large scale projects elsewhere in the City.

These additions to the Midtown Master Plan will add specificity pertaining to signage, temporary art installations, and landscape design. The proposed amendments facilitate the

implementation of cultural intents and strategies provided in the Community Development Plan and will have the effect of clarifying the regulations and guidelines of the Midtown Master Plan.

Guidelines and requirements for signage and temporary art installations have been adapted from the Railyard Master Plan. Staff used these existing requirements from the City's first major redevelopment plan as a guide for appropriate regulations for the Midtown Site, with adjustments made for consistency with the Midtown Vision. Proposed language for signage and temporary art installations is as follows:

Generally, signage located in the Midtown Site is governed by SFCC §14-5.5(D)8 in addition to the requirements found in SFCC §14-8.10. Specific rules for building signage, directional and wayfinding signage, and murals and art installations at the Midtown Site is as follows:

Building Signage: Signage and font shall be similar or the same as found on existing buildings throughout the Midtown Site, which form the basis for future Midtown standards (see the Fogelson Library and Garson Performance Theater, as reference). Signs are to be painted on the building skin or on thin panels mounted closely to the building. Pin and channel lettering and numbers are to be mounted closely to the building. Pole mounted signs are not permitted. Hanging signs are permitted under canopies or portales. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision.

Site Directional and Wayfinding Signs: Signs are to be fabricated in metal and finished in durable high quality metal paint finish or natural metal finishes. Wayfinding signs shall be used at street edges and bus stops. Sign colors shall be consistent with the Midtown color palette (see Midtown color palette). Sign forms shall be simple and minimalistic. Signs shall be constructed of metal, color shall be black, plus 1 or 2 accent colors using the Midtown color palette. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision. Wall signs associated with film studio stages within the Midtown LINC Overlay District and whose sign faces parallel to a wall or garage attached to a film studio stage shall be painted and shall not exceed 380 sqft.

Murals and Art Installations: Publicly visible murals and art installations are permissible with approval from the Metropolitan Redevelopment Agency. The relocation of existing sculpture and installation of new art in public and publicly visible spaces are encouraged and must consider structural stability, weather, circulation, and safety. Murals on public property shall be pursuant to the MRA Public Arts Murals Agreement.

APPROVAL CRITERIA

The proposed amendments to the Midtown Master Plan comply with the approval criteria for master plan specified in SFCC §14-3.9(D)(1), as described below:

(a) The Master Plan is consistent with the General Plan.

Applicant Response: The 1999 City of Santa Fe General Plan identified the area surrounding the Midtown Property as the “St. Michael’s Drive Redevelopment Corridor”, signaling a long-term intention to support use intensification and mixed-use development. Since then, the area has been designated as “Transitional Mixed Use” on the City’s Future Land Use Map, reinforcing the vision of creating a dynamic urban environment. This designation encourages redevelopment that balances higher intensity commercial corridors with adjacent lower-density neighborhoods by promoting a mix of residential, commercial, and community-serving uses.

To further support these goals, the Midtown Local Innovation Corridor (LINC) Overlay District was established in 2016. The overlay aims to catalyze revitalization through the introduction of additional housing options and compatible non-residential development—a step toward fostering a more vibrant and diverse urban core.

In 2017, the Governing Body passed Resolution 2017-78, formally recognizing the historical and strategic importance of the Midtown Property—formerly home to the College of Santa Fe and the Santa Fe University of Art and Design (SFUAD). As both the demographic and geographic center of the city, the Midtown Property was seen as central to implementing the objectives of the LINC Overlay District. The resolution also called for a renewed community vision for the site. City staff were tasked with initiating a “Concept Phase” of planning, including broad community engagement efforts. Known as the Midtown Campus Project, this initiative attracted approximately 3,000 participants and culminated in a set of community-informed planning guidelines.

Following the closure of SFUAD in 2018, the City passed Resolution 2018-54, which formally adopted the planning guidelines developed during the Concept Phase. The resolution also directed staff to begin the “Planning Phase,” initiating a consultant-led process to develop a comprehensive land use strategy for the site, grounded in continued community engagement.

These efforts resulted in the creation of two foundational planning documents: the Midtown Master Plan and the Midtown Community Development Plan, approved by the Governing Body in 2022 and 2023, respectively. Together, these documents articulate a clear framework for a mixed-use, high-activity redevelopment district that reflects community priorities and long-standing city policy.

With its strategic location near major transportation corridors, business districts, and neighborhood-serving amenities, the Midtown Property is envisioned as a hub for residential living, arts and culture, and economic opportunity. The planned redevelopment reflects the city’s commitment to equitable, sustainable growth, as envisioned in the 1999 General Plan and reaffirmed in successive planning initiatives. The proposed amendments to the Midtown Master Plan are intended to ensure efficient and effective implementation of this shared vision and are in alignment with the General Plan and subsequently adopted resolutions and policies.

In addition to the above, the proposed Amendment to the Midtown Master Plan aligns with following Guiding Policies, found in Chapters 3 (Land Use), 4 (Growth Management), 5 (City Character), and 6 (Transportation) of the 1999 General Plan:

- *Guiding Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*
- *Guiding Policy 3-G-3: There shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area*
- *Guiding Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes*
- *Guiding Policy 5-1-G-2: Encourage new residential growth in the form of human-scale and vital neighborhoods that provide a mix of services and uses.*
- *Guiding Policy 5-1-G-3: Increase the connectivity between neighborhoods and individual developments*
- *Guiding Policy 5-2-G-4: Provide for uses to meet everyday needs within neighborhoods in the form of pedestrian-oriented neighborhood centers*
- *Guiding Policy 6-1-G-3: Provide for a closely spaced network of narrower streets as opposed to fewer wider streets*
- *Guiding Policy 6-1-G-5: Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network.*

(b) The Master Plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.

Applicant Response: The Midtown Site is located within the C2-PUD zoning district and the Midtown Local Innovation Corridor (LINC) Overlay District. In 2022, the City's Governing Body adopted Resolution 2022-68, finding that the Midtown Master Plan was consistent with the purpose, intent, and development standards of these underlying zoning designations. The proposed amendments to the Midtown Master Plan continue to align with all applicable zoning requirements. In many cases, the amendments provide greater specificity and clearer references to the regulations and design guidelines set forth in the C2 and Midtown LINC districts, further supporting implementation of the City's planning and development objectives for the site.

(c) Development of the Master Plan area will contribute to the coordinated and efficient development of the community.

Applicant Response: The proposed amendments to the Midtown Master Plan are intended to facilitate the effective implementation of the Plan’s core intent: to establish a vibrant, inclusive, and economically sustainable mixed-use district at the heart of Santa Fe. The amendments contribute to this goal in several key ways.

First, the proposed amendments strengthen support for mixed-use development. The amendments refine and clarify the land use framework to more explicitly support a variety of compatible uses throughout the Midtown Site. This flexibility encourages integrated, human-scaled development that supports day-to-day activity and long-term community vibrancy.

Importantly, the proposed amendments ensuring multi-unit residential is permitted site-wide, consistent with the City’s goals for increasing housing supply, promoting affordability, and supporting a mix of housing types. This provision ensures that residential development is not limited to certain areas, enabling a more cohesive and balanced community fabric.

Furthermore, by referencing and aligning more closely with the underlying C2 and Midtown LINC Overlay zoning regulations, the amendments reduce potential conflicts between the Master Plan and the City’s regulatory framework. This alignment makes the Plan more actionable and provides clearer guidance for both public and private development partners.

By prioritizing mixed-use, multi-unit, and pedestrian-oriented development, the amendments help realize the long-term vision of the Midtown area as a dynamic, urban district that contributes to citywide goals for housing, economic development, and cultural enrichment.

(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Applicant Response: Along with the Midtown LINC Overlay District and other relevant regulations in SFCC Chapter 14, the proposed amendments to the Midtown Master Plan will accommodate future development and infrastructure needs while also updating existing infrastructure in alignment with the redevelopment vision established by the Midtown Master Plan. The design and engineering of infrastructure upgrades to the Midtown Site are currently underway, and the proposed amendments will not impede or affect the outcome of such design efforts. Furthermore, the application has been revised to align with the Development Review Team’s recommendation that new street trees shall have a minimum caliper of 4 inches at the time of planting and shall have a mature height of 25 feet.

CONCLUSIONS

In conclusion, the Metropolitan Redevelopment Agency respectfully submits Amendment 1 to the Midtown Master Plan as a necessary and strategic refinement to facilitate the timely and effective implementation of the City's long-held vision for the Midtown Site. As stewards of the Midtown Redevelopment Plans, the MRA has carefully identified minor yet meaningful updates that align with the Plan's core intent, reflect site-specific conditions, and respond to current market dynamics. These amendments are consistent with the policy direction outlined in the Midtown Community Development Plan, the Midtown LINC Overlay District, and the City of Santa Fe General Plan.

Amendment 1 will enhance clarity, support mixed-use development, and ensure that multi-unit residential housing is achievable throughout the site, all while preserving the integrity of the original Master Plan. We appreciate your thoughtful consideration and continued support in advancing the redevelopment of the Midtown Property.

Sincerely,

Lisa Gavioli, AICP



Senior Project Manager

NV5, Inc.

Email: Lisa.Gavioli@NV5.com

cc: Daniel Hernandez, Metropolitan Redevelopment Area Director
Carly Venditti, Metropolitan Redevelopment Area Asset Manager

Attachments:

1. Master Plan Amendment Application Form
2. Legal Lot of Record Documentation
3. Midtown Property Vicinity Map/Existing Conditions Site Plan
4. Existing and Proposed Development Standards Regulating Plan
5. ENN Documentation
6. Delta Page of Proposed Amendments (with plan references)
7. Midtown Master Plan, with areas of proposed changes highlighted
8. Midtown Master Plan Administrative Amendments Memo (3/17/2025)
9. Midtown Master Plan Minor Modifications Memo (7/1/2025)
10. Midtown Master Plan, updated 3/17/2025